



Ashburn Village

Shopping Center

COMPREHENSIVE SIGN PLAN

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FOR

Saul Holdings Limited Partnership

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SHOPPING CENTER**

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ASHBURN VILLAGE SHOPPING CENTER COMPREHENSIVE SIGN PLAN
Zoning Ordinance Modification Application, ZMOD 2008-0010

STATEMENT OF JUSTIFICATION

INTRODUCTION

Saul Holdings Limited Partnership (the "Applicant") is requesting a zoning modification ("ZMOD") of the sign standards of the Revised 1993 Zoning Ordinance (the "Zoning Ordinance") with respect to the planned development zoning district for the Ashburn Village Shopping Center. Specifically, this ZMOD application applies to the three parcels owned by Saul Holdings Limited Partnership (PIN: 085-29-7520, 085-29-9611 and 085-20-4208) and the parcel owned by Chevy Chase Bank FSB (PIN: 085-10-4384). The parcel currently occupied by the Burger King restaurant and owned by Tower Group LLC (PIN: 085-10-1282) is not included in this application.

This ZMOD addresses desired signage for project and tenant identification at the Ashburn Village Shopping Center. The proposed sign plan modifies the provisions of the Zoning Ordinance in terms of size, type and number of signs on order to achieve a coordinated signage program. By providing a comprehensive, coordinated and professionally designed sign program, the public purposes of the sign ordinance can be achieved without creating a sense of visual clutter.

PROJECT LOCATION AND OVERVIEW

Ashburn Village is a planned residential/mixed use community of approximately 1,507 acres located South of Harry Byrd Highway (Route 7), East of Claiborne Pkwy (Route 659), North of Farmwell Road and West of Loudoun County Parkway. Ashburn Village is zoned PD-H3 and PD-H4 under the Revised 1993 Zoning Ordinance, but administered as PD-H24 under the 1972 Zoning Ordinance until June 16, 2008. Due to the pending "sunset" of the 1972 Zoning Ordinance, this ZMOD is presented in terms of the Revised 1993 Zoning Ordinance.

The Applicant desires to implement a Comprehensive Sign Plan as means of coordinating needed signage for marketing, development and operation of Ashburn Village Shopping Center. Approval by Loudoun County of this ZMOD is needed for the Applicant to achieve the desired coordination and consistency of signage.

The Applicant requests modifications to Section 5-1204(D) of the Zoning Ordinance with respect to: (a) maximum sign area, (b) maximum number of signs, (c) maximum area of any one sign, (d) permitted illumination, (e) height, (f) type of background or mounting and (g) type of sign. The specific portions of the sign requirements matrix that are proposed for modification are as follows:

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Commercial/Office Signs

- Section 5-1204(D)(3)(e): Entrance Signs
- Section 5-1204(D)(3)(f): Tenant Signs (freestanding buildings up to 4,000 sq.ft.)
- Section 5-1204(D)(3)(g): Tenant Signs (freestanding buildings over 4,000 sq.ft.)
- Section 5-1204(D)(3)(h): Tenant Signs (in line structures up to 4,000 sq.ft.)
- Section 5-1204(D)(3)(i): Tenant Signs (in line structures with 4,000 - 15,000 sq.ft.)
- Section 5-1204(D)(3)(j): Tenant Signs (in line structures over 15,000 sq.ft.)
- Section 5-1204(D)(3)(r): Auto Service Station
- Section 5-1204(D)(3)(v): Child Care Center
- Section 5-1204(D)(3)(bb): Restaurant (freestanding building up to 4,000 sq.ft.)
- Section 5-1204(D)(3)(cc): Restaurant (freestanding building over 4,000 sq.ft.)
- Section 5-1204(D)(3)(ee): Restaurant Drive-Through Menu
- Section 5-1204(D)(3)(ii): Business Signs

Temporary Signs

- Section 5-1204(D)(5)(a): Temporary Signs – Off-Site

Real Estate Signs

- Section 5-1204(D)(6)(c): Commercial For Sale Signs

Miscellaneous Signs

- Section 5-1204(D)(7)(h): Directional Signs, On-Site

The above referenced modification requests are summarized in a table, which is included as part of the Applicant's plans. The plan also includes a chart summarizing the proposed locations, sizes and numbers of signs proposed as part of this ZMOD, as well as examples of each proposed sign.

JUSTIFICATION

The Applicant desires to implement the proposed Comprehensive Sign Plan to allow for a unified theme and coordinated style of signage within the Ashburn Village Shopping Center. As noted above, the public purposes of the sign ordinance are to regulate the number of signs and their sizes in order to minimize visual clutter, reduce sign pollution and prevent signs from being the dominant feature of the landscape. Signs in a planned mixed-use community serve the public purpose by efficiently directing residents and visitors to the amenities and commercial areas of the development, while providing identification for the community and communicating a sense of place. To serve this purpose, signs must be visible to the driving public, properly located to enable them to make turns in a timely fashion and not impede through-traffic as a result of difficulties in reading signs or locating their destination.

The Zoning Ordinance does not offer sufficient flexibility to establish the type of signage needed for the operation and identification of uses and facilities in a large center like Ashburn Village Shopping Center. Accordingly, the Applicant has developed a specific sign package that offers such flexibility of signage. The proposed ZMOD also provides for both permanent and temporary signage. Permanent signage is comprised of community identification and amenities signs (informational signs)

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and business signs. Temporary signage is primarily limited to construction and real estate signs; however some informational signs are also temporary. With few exceptions, all of the proposed signs meet the current standards for individual sign area and height, and all signs will comply with the current setback requirements.

The proposed Comprehensive Sign Plan would put in place a unified plan to control the style, color, materials and locations of all signs for the ZMOD application properties in the Ashburn Village Shopping Center - an important design and aesthetics consideration that is not addressed by the sign regulations of the Zoning Ordinance.

CONCLUSION

For the reasons stated herein, the proposed Comprehensive Sign Plan improves upon and exceeds the public purpose of the existing sign regulations.

PLANNING COMMISSION ISSUES REGARDING
COMPREHENSIVE SIGN PLANS

The following discussion is based on the guidelines adopted by the Planning Commission in March 1999 to assist in the evaluation of Comprehensive Sign Plans

Criterion 1: *Will the number, location and size of signs proposed adequately help people find what they need without difficulty and confusion: (Are the signs visible to the driving public and located and sized to enable the public to make turns in a timely manner? Identify the criteria used to make this assessment, such as sign industry standards, etc. Is the modification the least amount needed to meet these criteria?)*

The proposed sign plan will accomplish this objective. The signs are and will be located to adequately help people find the commercial centers and its occupants without difficulty or confusion. Varying letter sizes and styles on the signs are designed to be noticed and read from vehicles to enable the public make turns in a timely manner.

Criterion 2: *Will the proposed signage have an adverse impact on the visual character of an area or provide an overload of graphic messages or displays in the environment of Loudoun County?*

The proposed signs are internal to the Ashburn Village Shopping Center and the unified style will be an attractive addition to the area.

Criterion 3: *Does the proposed signage treat similar types of signs consistently?*

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The proposed sign plan is a unified and coordinated program that employs a common theme and treats similar types of signs consistently.

Criterion 4: *Are the proposed signs subordinate to the structures and land use functions they reference and are they accessory components of an overall composition of architectural elements?*

The proposed signs are subordinate to the structures and land use functions and reflect the architectural theme of the community elements.

Criterion 5: *Does the proposed signage encourage the general attractiveness, historic quality, and unique character of Loudoun County, and protect property values?*

The proposed signage emphasizes natural elements indicative of Loudoun County's history and will protect property values.

Criterion 6: *Does the proposed signage represent a comprehensive sign plan that is coordinated/unified, in terms of design, lighting, materials, colors, landscaping, etc., which reflects unique character of the planned development?*

The proposed sign plan is coordinated and complements the architectural theme of the Ashburn Village community.

Criterion 7: *Does the site have unusual characteristics such as topography, size, configuration and the like which would warrant a modification?*

Ashburn Village is a large mixed-use community with a variety of commercial employment, residential and public areas that warrant the requested modifications. The proposed sign plan will ensure that all signage subject to the plan will be coordinated and will provide desirable continuity throughout the community.

Criterion 8: *Is the proposed sign plan in conformance with the policies of the County's Comprehensive Plan?*

The proposed sign plan supports the goals and policies of the County's Comprehensive Plan by: (i) providing attractive, coordinated and unified signage that enhances the community; and (ii) promoting safe and efficient movement and direction of vehicular and pedestrian traffic.

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MATTERS FOR CONSIDERATION

1993 ZONING ORDINANCE SECTION 6-1211(E)

- Matter 1. *Whether the proposed zoning district classification is consistent with Comprehensive Plan.*
- The Property is subject to the Revised General Plan's Suburban Policy Area land use recommendations. In particular, the Property is designated as Residential.
- Matter 2. *Whether there are any changed or changing conditions in the area affected that make the proposed rezoning appropriate.*
- It is important for Ashburn Village Shopping Center to implement a unified signage system to identify the commercial uses and to direct visitors to the uses.
- Matter 3. *Whether the range of uses in the proposed zoning district classification are compatible with the uses permitted on other property in the immediate area.*
- The proposed signs will be unique to the Ashburn Village Shopping Center and will not adversely impact adjacent uses.
- Matter 4. *Whether adequate utility, sewer and water, transportation, school and other facilities exist or can be provided to serve the uses that would be permitted on the property if it were rezoned.*
- Not applicable to this application.
- Matter 5. *The effect of the proposed rezoning on the County's ground water supply.*
- Not applicable to this application.
- Matter 6. *The effect of uses allowed by the proposed rezoning on the structural capacity of the soils.*
- Not applicable to this application.
- Matter 7. *The impact that the uses that would be permitted if the property were rezoned will have upon the volume of vehicular and pedestrian traffic safety in the vicinity and whether the proposed rezoning uses sufficient measures to mitigate the impact of through construction traffic on existing neighborhoods and school areas.*
- The proposed signs will be designed to located to effectively and efficiently guide vehicular traffic and pedestrians to their intended destinations. The directional signage will facilitate the safe movement of all traffic.
- Matter 8. *Whether a reasonably viable economic use of the subject property exists under the current zoning.*

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Not applicable to this application.

- Matter 9. *The effect of the proposed rezoning on the environment or natural features, wildlife habitat, vegetation, water quality and air quality.*

Not applicable to this application.

- Matter 10. *Whether the proposed rezoning encourages economic development activities in areas designated by the Comprehensive Plan and provides desirable employment and enlarges the tax base.*

The proposed signs will add to the attractiveness of the Ashburn Village Shopping Center and will enhance its economic activities and viability.

- Matter 11. *Whether the proposed rezoning considers the needs of agriculture, industry and businesses in future growth.*

Not applicable to this application.

- Matter 12. *Whether the proposed rezoning considers the current and future requirements of the community as to land for various purposes as determined by population and economic studies.*

Not applicable to this application.

- Matter 13. *Whether the proposed rezoning encourages the conservation of properties and their values and the encouragement of the most appropriate use of land throughout the County.*

Not applicable to this application.

- Matter 14. *Whether the proposed rezoning considers trends of growth or changes, employment, and economic factors, the need for housing, probable future economic and population growth of the County, and the capacity of existing and/or planned public facilities and infrastructure.*

Not applicable to this application.

- Matter 15. *The effect of the proposed rezoning to provide moderate housing by enhancing opportunities for all qualified residents of Loudoun County.*

Not applicable to this application.

- Matter 16. *The effect of the rezoning on natural, scenic, archaeological, or historic features of significant importance.*

Not applicable to this application.

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SIGN TYPE	PROPOSED SIGN TYPE	1993 LOUDOUN COUNTY ZONING ORDINANCE	PROPOSED ASHBURN VILLAGE CENTER COMMERCIAL REGULATIONS	LOCATION
Commercial / Office Signs Section 5-1204(D)(3)(e): Entrance Signs	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Entrance Signs **Exhibit 1A	<ul style="list-style-type: none"> - 1 sign per vehicular entrance - 75 SF max. area of any one sign (with 1.25 bonus multiplier) - 100 SF max. area of background structure (with 1.33 bonus multiplier) - 15 ft. max. height of background structure - Backlight or White Light - 10 FT min. setback from R.O.W. - Bonus Multiplier Note #1: Whenever a bonus multiplier is used for ground mounted signs, a landscaped base with a minimum depth of 36 inches on a side must be maintained. 	<ul style="list-style-type: none"> - 1 sign per main vehicular entrance, max. 2 signs - 150 SF max. aggregate area of any one sign - 460 SF max. aggregate area of background structure - 13 ft. max. height of background structure - Internally or externally illuminated - 10 FT min. setback from R.O.W. 	Village Shopping Center entry at Ashburn Village Boulevard, Village Shopping Center entry at Gloucester Parkway
Commercial / Office Signs Section 5-1204(D)(3)(e): Entrance Signs	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Entrance Signs **Exhibit 1B	<ul style="list-style-type: none"> - 1 sign per vehicular entrance - 75 SF max. area of any one sign (with 1.25 bonus multiplier) - 100 SF max. area of background structure (with 1.33 bonus multiplier) - 15 ft. max. height of background structure - Backlight or White Light - 10 FT min. setback from R.O.W. 	<ul style="list-style-type: none"> - 1 sign per secondary vehicular entrance, max. 3 signs - 35 SF max. aggregate area of any one sign - 50 SF max. area of background structure - 6 ft. max. height of background structure - Internally or externally illuminated - 10 FT min. setback from R.O.W. 	One at each of the three Ashburn Village Shopping Center entries along Christiana Drive

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Commercial / Office Signs Section 5-1204(D)(3)(j): Tenant Signs (inline structures over 15,000 sq. ft)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant **Exhibit 2A	<ul style="list-style-type: none"> - 200 SF total aggregate sign area - 1 sign per public entrance of building - 60 SF max. area of any one sign - Backlight - Building Mounted - Roofline max. height 	<ul style="list-style-type: none"> - 450 SF total aggregate sign area - Max. 8 signs; consisting of 3 signs for anchor store and 5 signs for sub-tenant stores. - Max. 170 aggregate SF for largest single anchor sign; max. 40 aggregate SF per sub-tenant sign. - Internally or externally illuminated - Building mounted - Roofline max. height 	Located along face of existing Giant Grocery building in Ashburn Village Shopping Center
Commercial / Office Signs Section 5-1204(D)(3)(h): Tenant Signs (in line structures up to 4,000 sq. ft.) and Section 5-1204(D)(3)(i): Tenant Signs (in line structures with 4,000 – 15,000 sq. ft.)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant **Exhibit 2B	<ul style="list-style-type: none"> - 60 SF total aggregate sign area for tenants under 4000 SF floor area; 100 SF total aggregate sign area for tenants 4001-15000 SF floor area. - 1 sign per public entrance of building - 30 SF max. area for any one sign for tenants under 4000 SF floor area; 60 SF max area for any one sign for tenants 4001-15000 SF floor area. - Backlight - Building mounted - Roofline max. height 	<ul style="list-style-type: none"> - 100 SF total aggregate sign area for tenants up to 15000 SF floor area. - Maximum 2 signs per tenant - 60 SF max. area for any one sign - Internally or externally illuminate - Building mounted - Roofline max. height 	Located on buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive

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Commercial / Office Signs Section 5-1204(D)(3)(h): Tenant Signs (in line structures up to 4,000 sq. ft.) and Section 5-1204(D)(3)(i): Tenant Signs (in line structures with 4,000 – 15,000 sq. ft.)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant For “Endcap” Tenants **Exhibit 2C	<ul style="list-style-type: none"> - 60 SF total aggregate sign area for tenants under 4000 SF floor area; 100 SF total aggregate sign area for tenants 4001-15000 SF floor area. - 1 sign per public entrance of building - 30 SF max. area for any one sign for tenants under 4000 SF floor area; 60 SF max area for any one sign for tenants 4001-15000 SF floor area. - Backlight - Building mounted - Roofline max. height 	<ul style="list-style-type: none"> - 150 SF total aggregate sign area for tenants up to 15000 SF floor area. - Maximum 3 signs per tenant - 60 SF max. area for any one sign - Internally or externally illuminated - Building mounted - Roofline max. height 	Located on buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Commercial / Office Signs Section 5-1204(D)(3)(h): Tenant Signs (in line structures up to 4,000 sq. ft.) and Section 5-1204(D)(3)(i): Tenant Signs (in line structures with 4,000 – 15,000 sq. ft.)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant Under Canopy signs for In-Line Tenants **Exhibit 2D	<ul style="list-style-type: none"> - 60 SF total aggregate sign area for tenants under 4000 SF floor area; 100 SF total aggregate sign area for tenants 4001-15000 SF floor area. - 1 sign per public entrance of building - 30 SF max. area for any one sign for tenants under 4000 SF floor area; 60 SF max area for any one sign for tenants 4001-15000 SF floor area. - Backlight - Building mounted - Roofline max. height 	<ul style="list-style-type: none"> - Max. 1 sign per tenant - 16 SF aggregate area of any one sign - Non-illuminated - Building mounted 	Located on inline tenant buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive

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Commercial / Office Signs Section 5-1204(D)(3)(h): Tenant Signs (in line structures up to 4,000 sq. ft.) and Section 5-1204(D)(3)(i): Tenant Signs (in line structures with 4,000 – 15,000 sq. ft.)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant For tenants on second floors **Exhibit 2E	<ul style="list-style-type: none"> - 60 SF total aggregate sign area for tenants under 4000 SF floor area; 100 SF total aggregate sign area for tenants 4001-15000 SF floor area. - 1 sign per public entrance of building - 30 SF max. area for any one sign for tenants under 4000 SF floor area; 60 SF max area for any one sign for tenants 4001-15000 SF floor area. - Backlight - Building mounted - Roofline max. height 	<ul style="list-style-type: none"> - Maximum 1 sign per tenant - 20 SF max. area per tenant - Externally or internally illuminated - Building mounted - Roofline max. height 	Located on buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Commercial / Office Signs Section 5-1204(D)(3)(h): Tenant Signs (in line structures up to 4,000 sq. ft.) and Section 5-1204(D)(3)(i): Tenant Signs (in line structures with 4,000 – 15,000 sq. ft.)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant For buildings that have second floor tenants **Exhibit 2F	<ul style="list-style-type: none"> - 60 SF total aggregate sign area for tenants under 4000 SF floor area; 100 SF total aggregate sign area for tenants 4001-15000 SF floor area. - 1 sign per public entrance of building - 30 SF max. area for any one sign for tenants under 4000 SF floor area; 60 SF max area for any one sign for tenants 4001-15000 SF floor area. - Backlight - Building mounted - Roofline max. height 	<ul style="list-style-type: none"> - 90 SF total aggregate sign area for buildings with second floor tenants - Maximum 2 signs per buildings with second floor tenants - 45 SF max. area for any one sign - Externally or internally illuminated - Building mounted - Roofline max. height 	Located on buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive

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Commercial / Office Signs Section 5-1204(D)(3)(bb): Restaurant (freestanding building up to 4,000 sq. ft.) and Section 5-1204(D)(3)(cc): Restaurant (freestanding building over 4,000 sq. ft.)	Restaurant- ** Exhibit 3A	<ul style="list-style-type: none"> - 120 SF total aggregate sign area - Max. 3 signs - 20 SF max. area of any one freestanding sign; 60 SF max. area of any one building mounted sign - Backlight - 10 FT min. setback from R.O.W. - Freestanding and building mounted - 15 FT max. height for freestanding sign; Roofline max height for building mounted signs. 	<ul style="list-style-type: none"> - Max. 4 signs consisting of max. 1 freestanding sign and max. 3 building mounted signs - 200 SF max aggregate area of any one ground mounted sign; 100 SF max. area of any one building mounted sign - Internally or externally illuminated - 10FT min. setback from R.O.W. - Freestanding and building mounted - 7 FT max. height for freestanding sign; Roofline max height for building mounted signs 	Located on/at freestanding restaurant buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Commercial / Office Signs Section 5-1204(D)(3)(ee): Restaurant Drive-Through Menu	Restaurant Drive-Through Menu **Exhibit 3B	<ul style="list-style-type: none"> - 30 SF total aggregate sign area - Max. 2 signs - 20 SF max. area of any one sign - Freestanding or building mounted - 5 FT max. height 	<ul style="list-style-type: none"> - 150 SF total aggregate sign area - Max. 2 signs per restaurant with drive-through - Freestanding or building mounted - 10 FT max. height 	Located on/around freestanding restaurant buildings with a drive-through in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive

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Commercial / Office Signs Section 5-1204(D)(3)(f): Tenant Signs (freestanding buildings up to 4,000 sq. ft.) and Section 5-1204(D)(3)(g): Tenant Signs (freestanding buildings over 4,000 sq. ft.)	PD-CC (SC) & (RC) Planned Development Small Regional Center and Regional Center- Tenant Signs **Exhibit 4A	<ul style="list-style-type: none"> - 120 SF total aggregate sign area - 1/façade, nor more than 3 signs total - 20 SF max. area of any one freestanding sign; 60 SF max. area of any one building mounted sign - Backlight - 10 FT min. setback from R.O.W. - Freestanding and building mounted - 15 FT max. height for freestanding sign; Roofline max. height for building mounted sign 	<ul style="list-style-type: none"> - 200 SF total aggregate sign area - Max. 3 building mounted signs per freestanding building. Max. 1 freestanding sign per freestanding building. - 120 SF max. area of any one sign - Internally or externally illuminated - 10 FT min. setback from R.O.W. - Freestanding and building mounted - 10 FT max. height for freestanding sign; Roofline max. height for building mounted sign 	Located around free-standing buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Commercial / Office Signs Section 5-1204(D)(3)(v): Child Care Center	Child Care Center **Exhibit 5A	<ul style="list-style-type: none"> - 20 SF total aggregate sign area - Max. 2 signs - 10 SF max. area of any one sign - Backlight - 5 FT Setback from R.O.W. - Freestanding and building mounted - 8 FT max. height for freestanding sign; Roofline max. height for building mounted 	<ul style="list-style-type: none"> - 200 SF total aggregate sign area - Max. 4 signs consisting of 1 freestanding sign and 3 building mounted signs - 100 SF max. area of any one building mounted or freestanding sign - Internally or externally illuminated - 5 FT min. setback from R.O.W. - Freestanding and building mounted - 8 FT max. height for freestanding sign; Roofline max. height for building mounted sign 	Located around free-standing Child Care Center in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive

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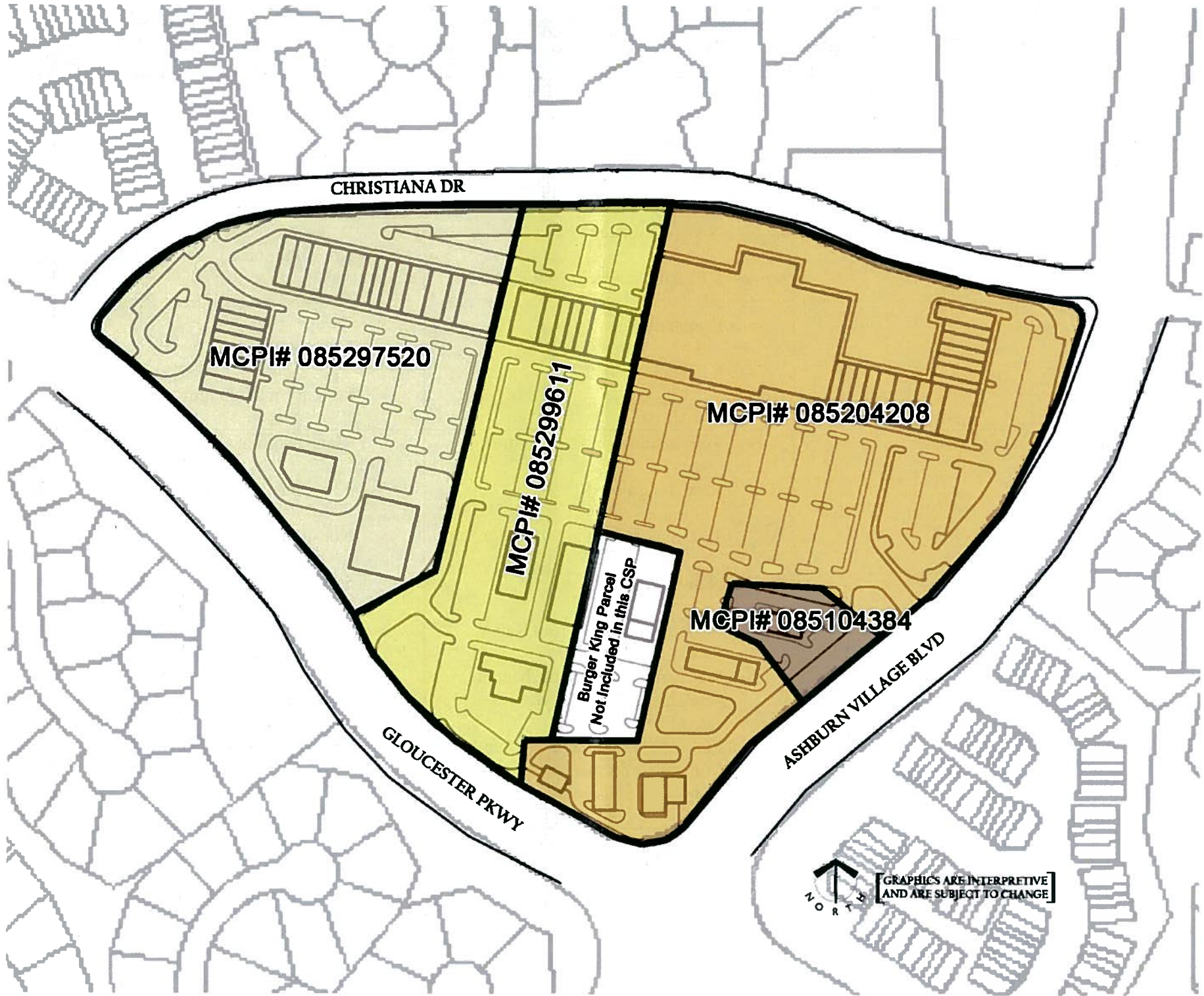
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Commercial / Office Signs Section 5-1204(D)(3)(r): Auto Service Station	Auto Service Station (including convenience store, car wash & repair) EXCLUDES FEDERALLY MANDATED GASOLINE PRICE POSTING **Exhibit 6A	<ul style="list-style-type: none"> - 60 SF total aggregate sign area - Max. 6 signs - 20 SF max area of any one sign - Backlight - 5 FT min. setback from R.O.W. - Freestanding and building mounted - 15 FT max. height for freestanding sign; Roofline max. height for building mounted sign 	<ul style="list-style-type: none"> - 200 SF total aggregate sign area - Max. 6 signs total. Max. 3 building mounted signs - 100 SF max. area for any one sign - Internally or externally illuminated - 5 FT min. setback from R.O.W. - Freestanding and building mounted - 10 FT max. height for freestanding sign; Roofline max. height for building mounted sign. 	Located around free-standing Auto Service Station in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Business Signs Section 5-1204(D)(3)(ii)	Business Signs- Gas Price Posting Sign (Signs of a character which have not been listed or described heretofore provided they advertise only goods or services offered on the premises) **Exhibit 6B	<ul style="list-style-type: none"> - 60 SF total aggregate sign area - Max. 3 signs for freestanding buildings - 20 SF max. area of any one sign - Backlight or white light - 10 FT min. setback from R.O.W. - Freestanding - 15 FT Max. Height 	<ul style="list-style-type: none"> - 200 SF total aggregate sign area - Max. 1 sign per Auto Service Center - 200 SF max. area of any one sign - Internally illuminated - 10 FT min. setback from R.O.W. - Freestanding - 6 1/2 FT Max. Height 	Located around free-standing Auto Service Station in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive

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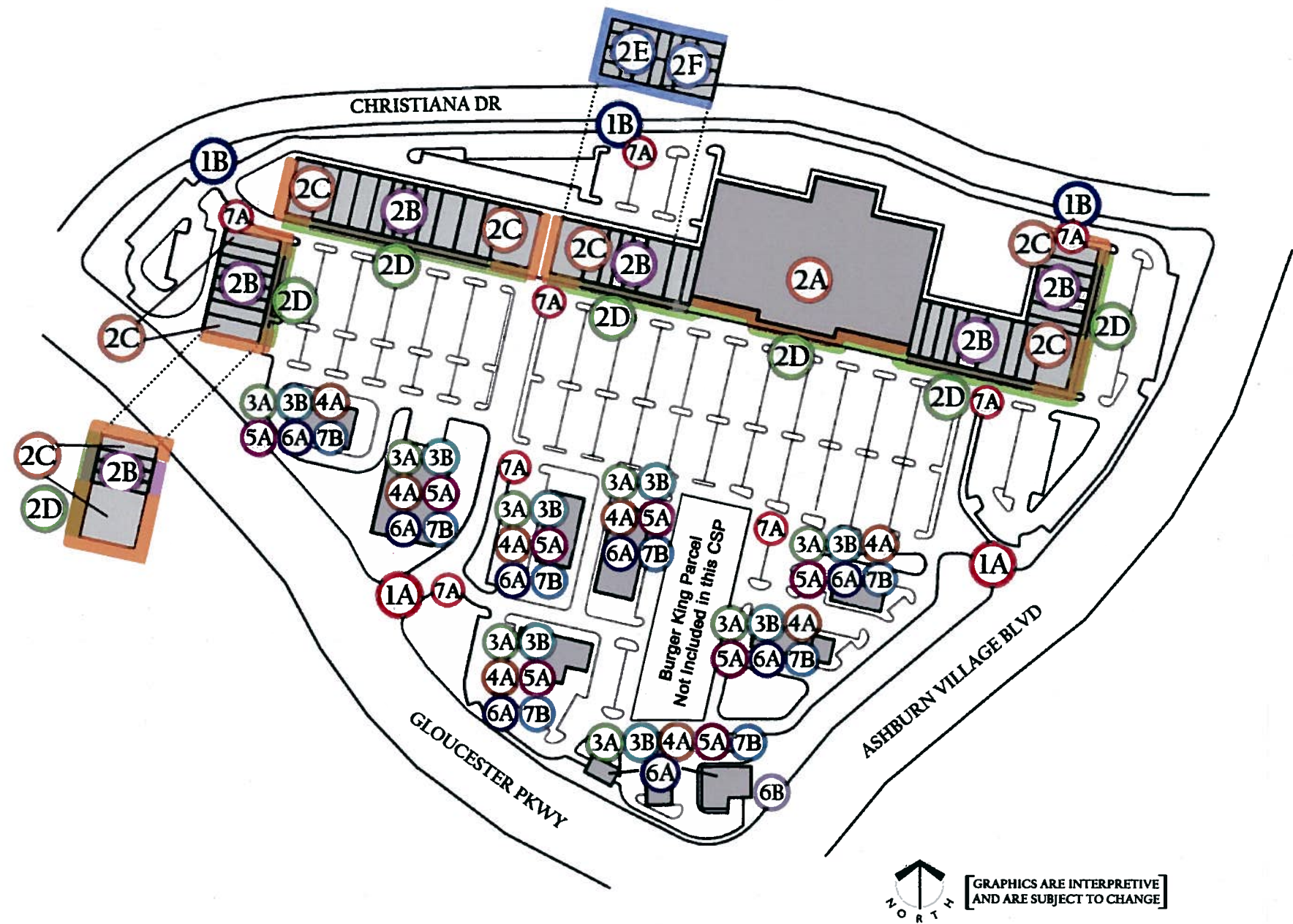
SIGN TYPE	PROPOSED SIGN TYPE	1993 LOUDOUN COUNTY ZONING ORDINANCE	PROPOSED ASHBURN VILLAGE CENTER COMMERCIAL REGULATIONS	LOCATION
Miscellaneous Signs Section 5-1204(D)(7)(h): Directional Signs, On-Site	PD-H- Community Directional Signs- **Exhibit 7A	<ul style="list-style-type: none"> - 20 SF total aggregate sign area - 20 SF max. area of any one sign - Backlight or White Light - 5 FT min. setback from R.O.W. - Ground mounted - 8 FT max. height - Minimum 1000 FT between signs on same side of road or at intersection; signs shall contain no advertising 	<ul style="list-style-type: none"> - 24 SF total aggregate area per sign - Max. 8 signs - Ground-mounted lighting pointed directly onto the sign - 5 FT min. setback from R.O.W. - Ground mounted - 6 FT max. height - Sign may have business names associated with directional arrows 	Located in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Miscellaneous Signs Section 5-1204(D)(7)(h): Directional Signs, On-Site	PD-H- Community Directional Signs- **Exhibit 7B	<ul style="list-style-type: none"> - 20 SF total aggregate sign area - 20 SF max. area of any one sign - Backlight or White Light - 5 FT min. setback from R.O.W. - Ground mounted - 8 FT max. height - Minimum 1000 FT between signs on same side of road or at intersection; signs shall contain no advertising 	<ul style="list-style-type: none"> - 16 SF total aggregate area per sign - Max. 64 SF total sign area per freestanding business - Internally illuminated or non-illuminated - 10 FT min. setback from R.O.W. - Freestanding - 5 FT Max. Height 	Located around free-standing buildings in Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive.

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SIGN TYPE	PROPOSED SIGN TYPE	1993 LOUDOUN COUNTY ZONING ORDINANCE	PROPOSED ASHBURN VILLAGE CENTER COMMERCIAL REGULATIONS	LOCATION
Real Estate Signs Section 5-1204(D)(6)(c): Commercial For Sale Signs	Real Estate - Commercial For Sale (For Lease) Sign- Retail or Office **Exhibit 8A	<ul style="list-style-type: none"> - 1 sign upon any lot of less than 10 acres; 2 signs upon any lot in excess of 10 acres - 20 SF max. area of any one sign - Non-illuminated - 5 FT min. setback from R.O.W. - Freestanding - 6 FT max. height 	<ul style="list-style-type: none"> - 1 sign per building face fronting on a public roadway or internal vehicular drive per office/retail building - 75 SF max. area of any one sign - Non-illuminated - 5 FT min. setback from R.O.W. - Freestanding - 8 1/2 FT max. height 	Located within Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive
Temporary Signs Section 5-1204(D)(5)(a): Temporary Signs- On-Site	Temporary Signs - On-Site **Exhibit 10A	<ul style="list-style-type: none"> - 4 SF total aggregate sign area - Max. 1 sign - 4 SF max area of any one sign - Non-illuminated - 5 FT min. setback from R.O.W. - Freestanding, balloons, banners, pennants, inflated, devices - Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months. 	<ul style="list-style-type: none"> - Max. 1 sign per tenant - 32 SF max area of any one sign - Non-illuminated - 5 FT min. setback from R.O.W. - Freestanding, balloons, banners, pennants, inflated, devices - Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months. 	Located within Ashburn Village Shopping Center, bounded by Ashburn Village Boulevard, Gloucester Parkway and Christiana Drive



Parcel Identification and Boundary Graphic



Comprehensive Sign Plan

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ASHBURN VILLAGE
SHOPPING CENTER

Introduction

Ashburn Village is one of the largest planned unit communities of Northern Virginia. There are over 5,000 residential units along with approximately 2.5 million square feet of commercial and office space and 240,000 square feet of retail space in Ashburn Village Center. The community also includes a 32,130 square foot sports pavilion with indoor and outdoor Olympic-sized pools and fitness facility. Outdoor recreational amenities include 12 miles of jogging and biking trails, ball and soccer fields and over 500 acres of open space with six lakes and ponds that are stocked annually for fishing.

This proposed Comprehensive Sign Plan is intended to address both temporary and permanent signage of Ashburn Village Shopping Center.

A well-developed sign system is an integral part of any successful development. Signs are a necessary means of visual communication for public convenience and are most effective when organized in a comprehensive system. The purpose of a sign system is to orient, inform, direct and regulate pedestrian and vehicular traffic. A properly conceived sign system also reflects the owner's concern and sense of

responsibility for public safety and enhances the image and use of the development.

There are several criteria that must be addressed when creating an effective and quality sign system. The sign system is designed to achieve a consistent display of information throughout the development through typography, color, materials and general form; the size however may vary for specific purposes. The elements of this system are contextual to the architecture and landscape features of Ashburn Village. All design details have been coordinated with the project's architects and landscape architects to assure a harmonious and well-integrated signage program. Sign design standards are set within this document in a manner to describe the standards, and to maintain flexibility to respond to these needs.

The pages following in this manual provide illustrations, details, locations and types of messages for each sign on the site. These guidelines assure consistent display of information in its entirety. The end result is a comprehensive sign program that will establish identity, convey information, reduce complicated messages to simple instructions, direct vehicular traffic and facilitate access to the site facilities.

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Introduction

1. The signs within Ashburn Village Shopping Center shall be erected and constructed in substantial conformance with the designs illustrated herein and materials submitted in this Comprehensive Sign Plan. The materials for each sign shall be limited to those listed specifically for each sign.

2. Sign permits, under this Comprehensive Sign Plan, shall be obtained as required by the Zoning Ordinance.

3. All signs may be illuminated. Lighting may be by internal or external illumination including ground mounted up lights and sign mounted down lights. No neon lighting shall be permitted. Lighting of signs shall not be blinding, fluctuating or moving.

4. All signs shall comply with all applicable requirements of the building codes. No sign shall obstruct required sight distances and sight triangles.

5. Notwithstanding the number of signs shown in this Comprehensive Sign Plan manual, the applicant shall have no obligation to construct every sign shown.

6. Illustrations, including graphic and sign text, are for illustrative purposes only. Where there is a conflict between the written text and what is shown on the illustration, the written text shall govern.

7. Any future changes to the MCPI numbers, provided as of April 22, 2008 will not prohibit the enclosed signs from being erected.

8. No sign shall be located within the right-of-way. No two signs shall be within 10' of each other.

9. Maintenance and care of the landscaping on all entrance and ground-mounted signs shall be the responsibility of the property owner on which the sign is located.

10. Pursuant to Section 1-103(m) effective June 2008, signs that are not addressed in this Comprehensive Sign Plan shall be established in accordance with the Revised 1993 Zoning Ordinance. Such signs shall also use materials and color palettes in substantial conformance with materials and colors used in this Comprehensive Sign Plan.

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SHOPPING CENTER**

EXHIBIT 1

**ZONING ORDINANCE MODIFICATION TO PERMIT
A COMPREHENSIVE SIGN PLAN**

ZMOD 2008-_____

**PROPOSED COMPREHENSIVE SIGN PLAN FOR
ASHBURN VILLAGE SHOPPING CENTER**

A. General Specifications for Signs

Materials for Permanent Signs: Stone, cultured stone, marble, pre-cast concrete, sign foam (a.k.a. Fypon), Plexiglass, metal, and exterior industrial grade sign paints and finishes.

Materials for Temporary Signs: MDO plywood, metal, pressure treated lumber, Sentra (extruded PVC), aluminum panels, metal posts and exterior industrial grade sign paints.

Colors: Color varies upon location and use

Illumination: Shielded lighting allowed on entrance signs, other ground-mounted signs, and temporary signs. Building-mounted signs are to be illuminated internally. Except for ground-mounted lights, all lighting shall be shielded, cut-off and directed downward. All lighting shall be installed to protect the night sky and prevent light pollution, including sky-glow, nuisance and hazardous glare and light trespass onto adjoining properties. Lighted signs shall not be blinding, fluctuating or moving. Signs with exposed neon tubing or exposed lamps or any exposed sign illumination or illuminated sign cabinet or modules or "ox" signs of the flashing, rotating, moving, blinking or animating type are not permitted.

Type: Ground mounted, pole mounted, freestanding, and building mounted.

Landscaping: A landscape base shall be provided adjacent to all permanent signs. The landscape base shall incorporate a layered landscape treatment that frames and provides a visual base for ground-mounted project identification signs and includes at a minimum any combination of shrubs, perennials, grasses and groundcovers. Native species shall be utilized to the maximum extent possible.

Locations: Please refer to the Sign Location Maps following this page and each Tab Section in this exhibit.

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SHOPPING CENTER**

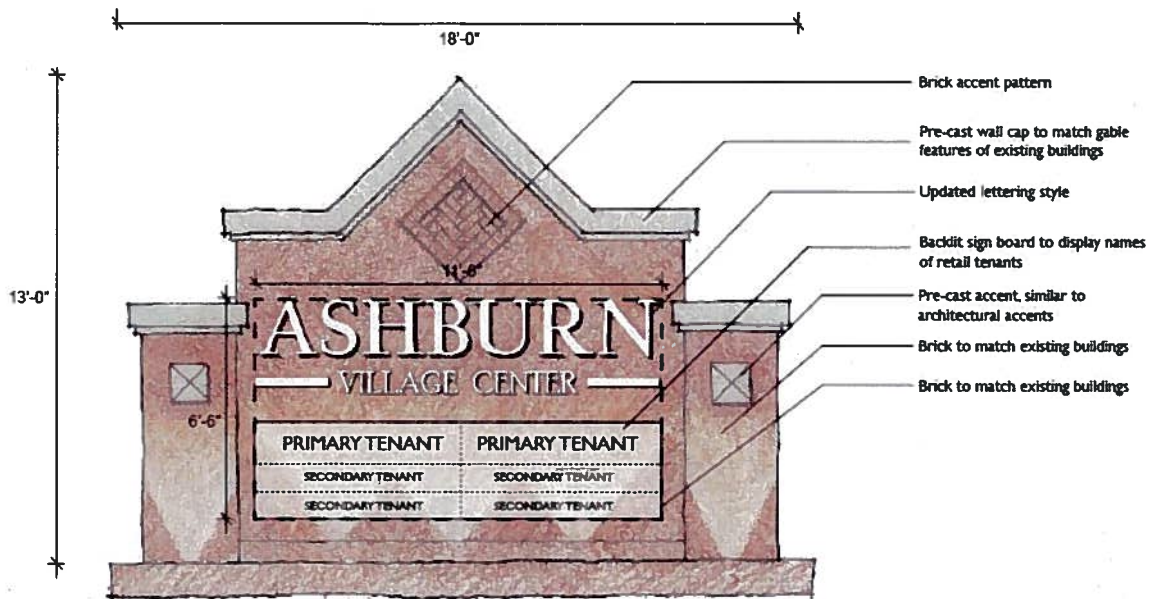
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Ashburn Village

Shopping Center

A. Commercial / Office Signs

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ASHBURN VILLAGE
SHOPPING CENTER



A. Exhibit 1A – Planned Development- Entrance Signs

Primary Identification Signage

GUIDELINES:

Ground Mounted Development Sign

Maximum of 2 signs

Maximum size of sign area=150 aggregate sq. ft. per sign

Maximum size of background area= 460 aggregate sq. ft. per sign background structure

Maximum Wall Height from Ground 13'-0"

Graphics on two (2) sides

Ground mounted lighting pointed directly onto the sign

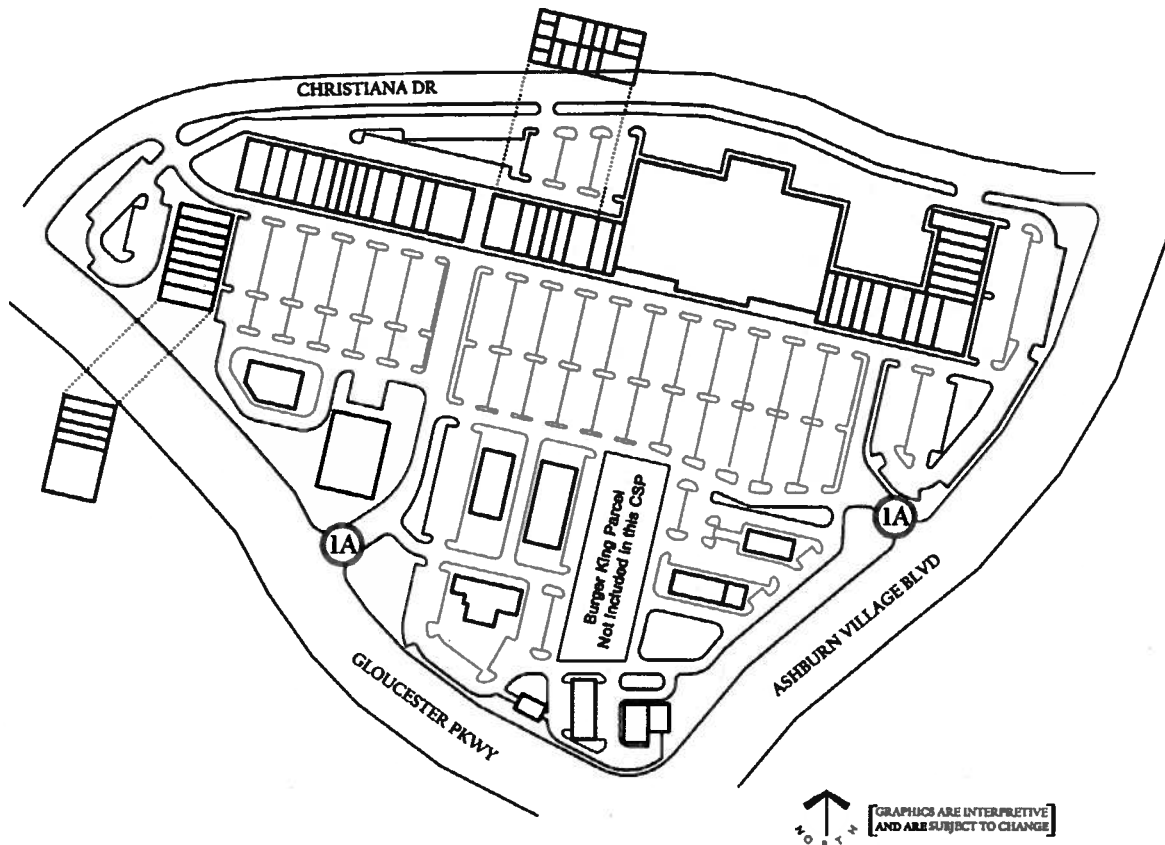
DESCRIPTION:

Sign design shall be complementary to existing architectural character of the retail center. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.

INSTALLATION:

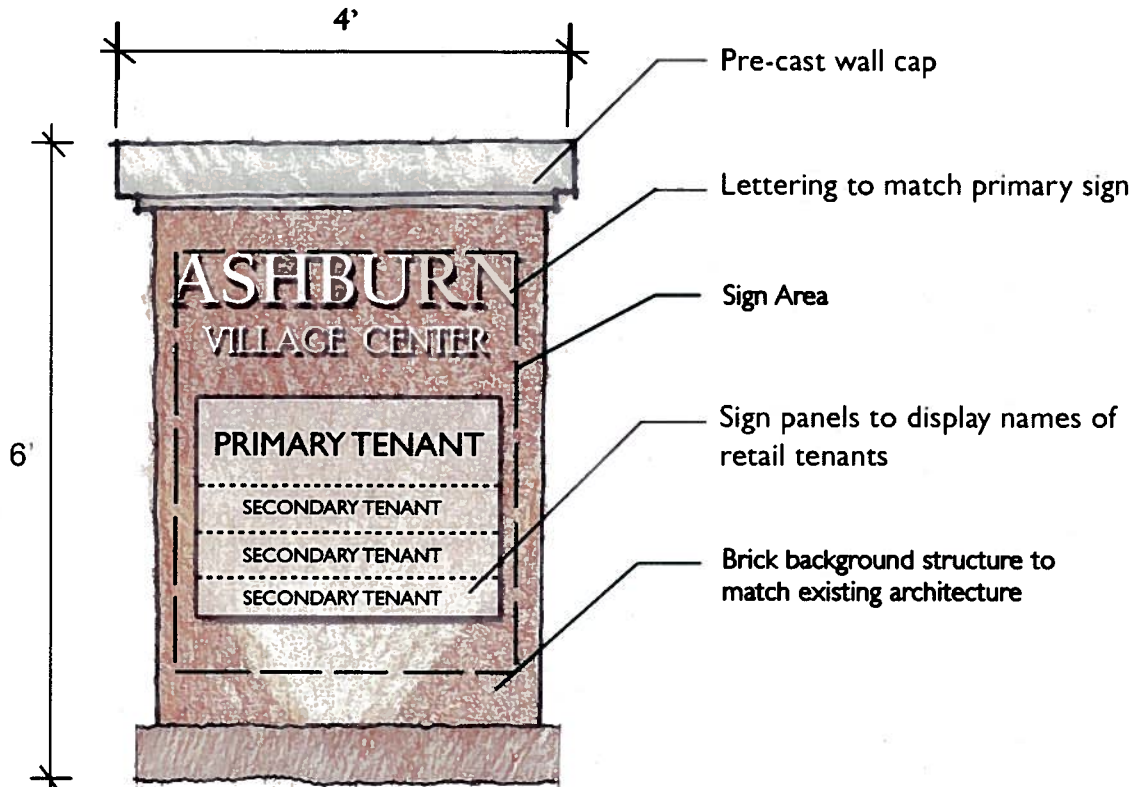
Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

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1. **Exhibit 1A – Planned Development- Entrance Signs (continued)**
Primary Identification Signage

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1. Exhibit 1B – Planned Development- Entrance Signs

Secondary Identification Signage

GUIDELINES:

Maximum of 3 signs

Maximum size of sign area= 35 aggregate sq. ft. per sign

Maximum size of background area=50 aggregate sq. ft. per sign

Maximum Background Height from Ground 6'-0"

Graphics on two (2) sides

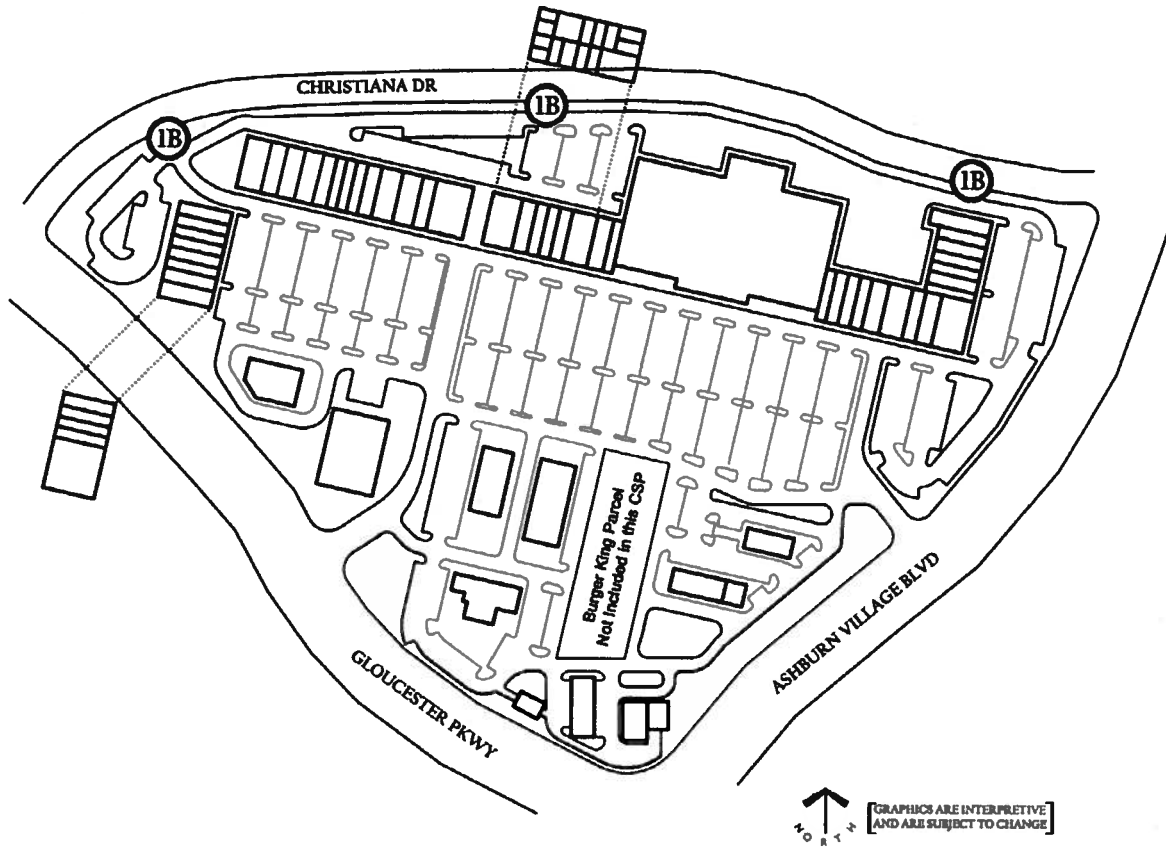
DESCRIPTION:

Sign design shall be complementary to existing architectural character of the retail center. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.

INSTALLATION:

Signs to be internally or externally illuminated and comply with all local, state and federal regulations.

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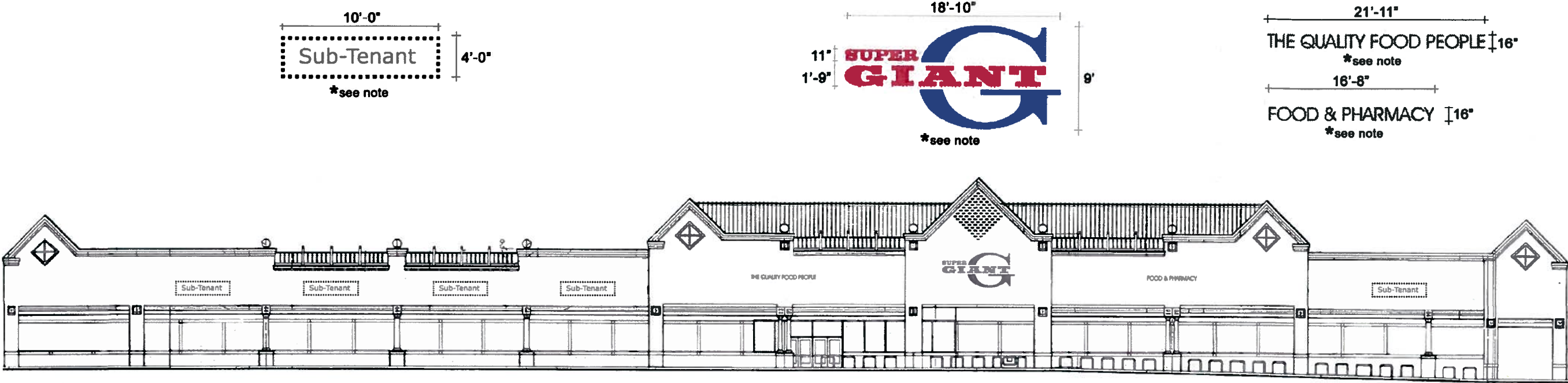


1. Exhibit 1B – Ashburn Village Shopping Center (continued)

Secondary Identification Signage

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SHOPPING CENTER**

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2. Exhibit 2A- Planned Development- Tenant
In Line Structure with over 15000 SF floor area

GUIDELINES:
Building Mounted Tenant Sign
Maximum of 8 signs; consisting of 3 signs for anchor store and 5 signs for sub-tenant stores
Maximum size of sign area= 170 aggregate sq. ft. for largest single anchor sign; Maximum 40 aggregate square feet per sub-tenant signs; Maximum 450 square feet for all signs combined.
Sub-tenants that do not have a dedicated exterior entrance along the Anchor storefront are allowed one (1) exterior façade sign each. Maximum of 40 sq. ft per sub-tenant sign.

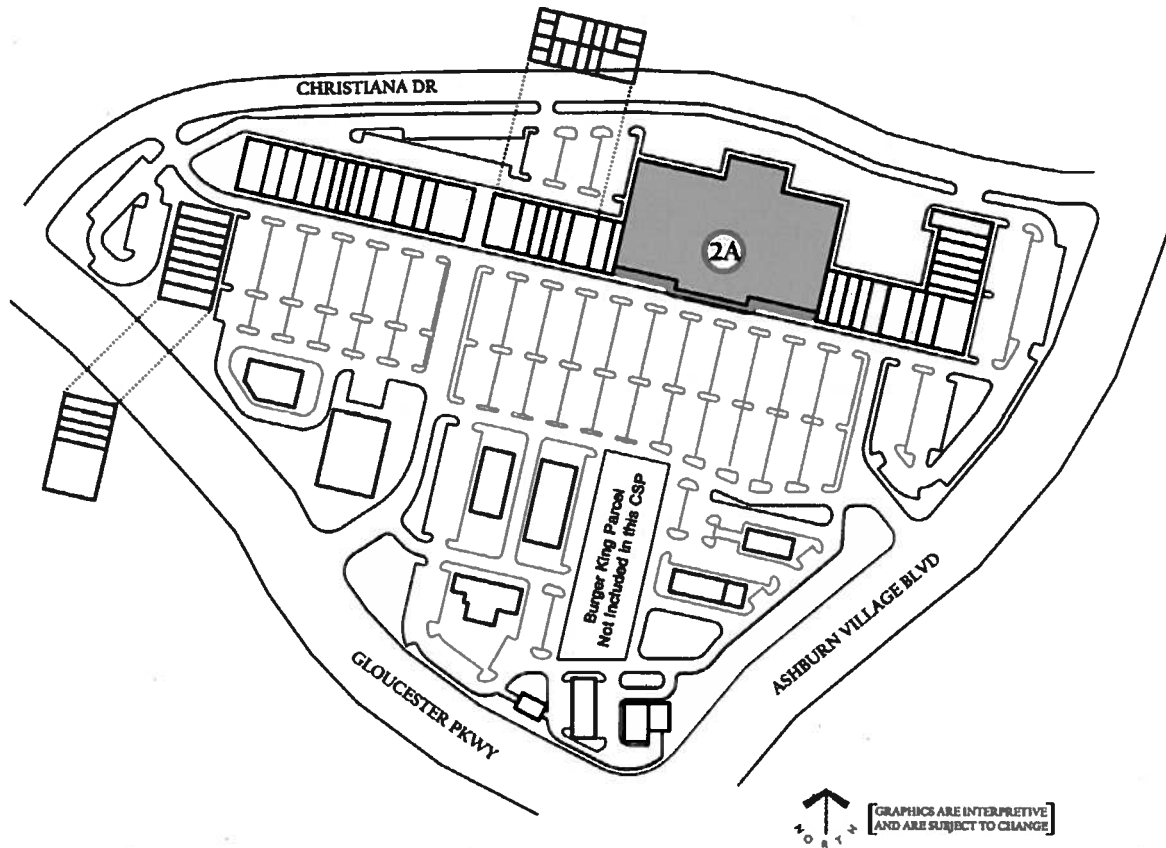
DESCRIPTION:
Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, sign foam, EIFS or other synthetic materials.

INSTALLATION:
Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

* ALL DIMENSIONS ARE ILLUSTRATIVE

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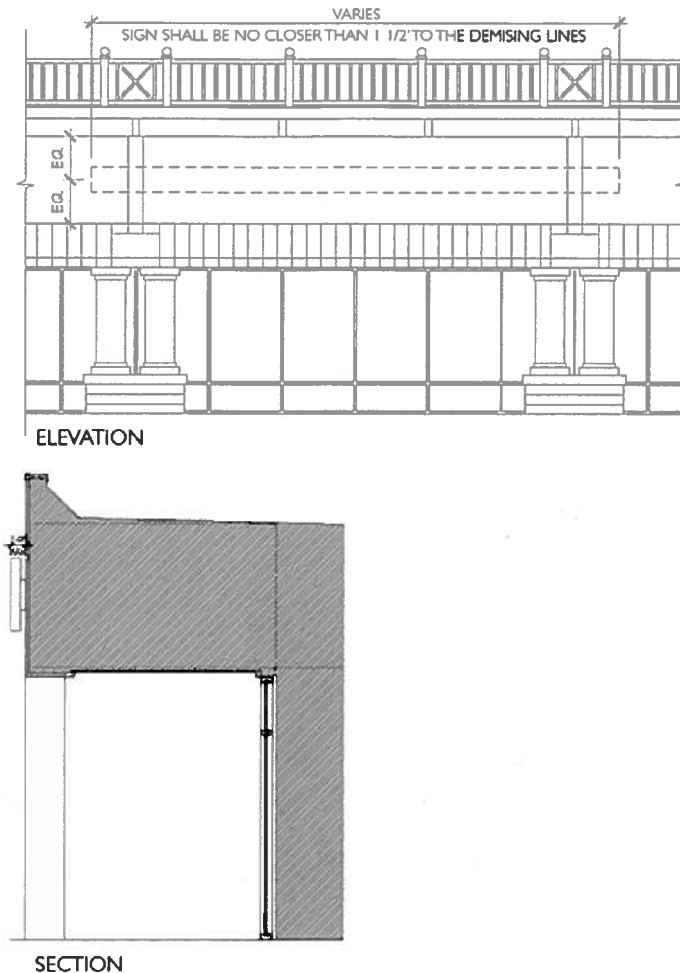
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2. Exhibit 2A- Planned Development- Tenant (continued)

In Line Structure with over 15000 SF floor area

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SHOPPING CENTER



2. Exhibit 2B- Planned Development- Tenant

In Line Structure with under 15000 SF floor area

GUIDELINES

Maximum 60 square feet for largest single sign; maximum 100 square feet of sign area per tenant;
Maximum 2 signs per tenant

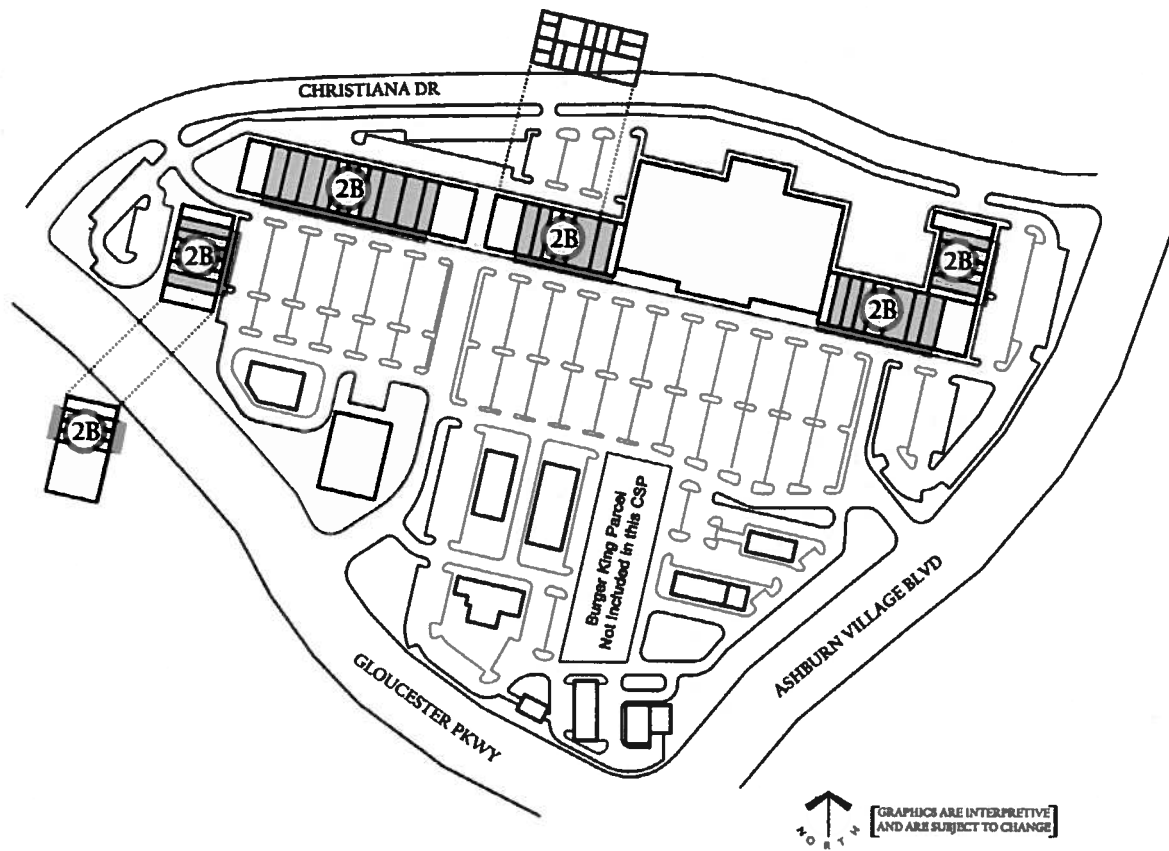
DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

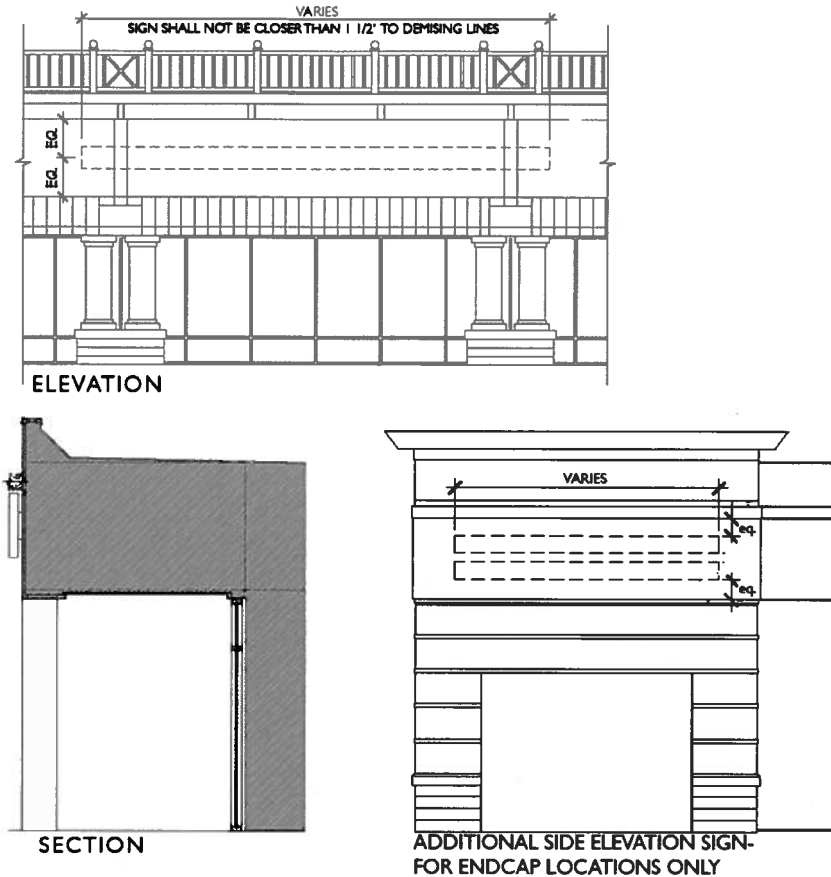
INSTALLATION:

Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

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2. **Exhibit 2B- Planned Development- Tenant (continued)**
In Line Structure with under 15000 SF floor area



2. Exhibit 2C- Planned Development- Tenant

In Line Structure with under 15000 SF floor area for "Endcap" tenants

GUIDELINES

Maximum 60 square feet for largest single sign; maximum 150 square feet of sign area per tenant

Maximum 3 signs per "endcap" tenant

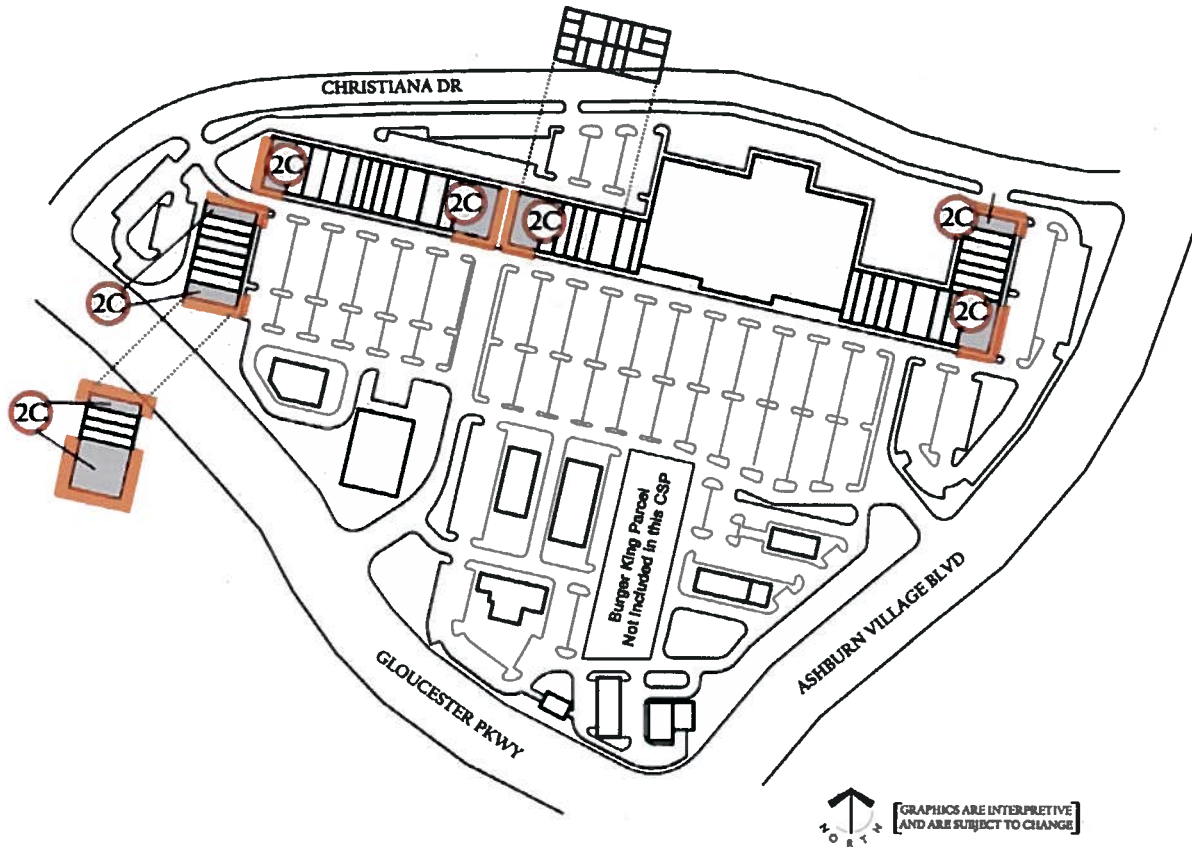
DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

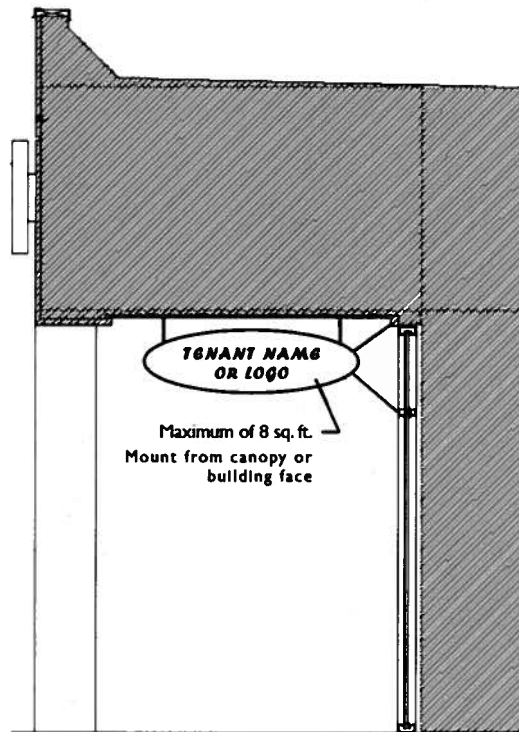
Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

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SHOPPING CENTER**



2. Exhibit 2C- Planned Development- Tenant (continued)

In Line Structure with under 15000 SF floor area for “Endcap” tenants



2. Exhibit 2D – Planned Development- Tenant

Under canopy signs for in-line tenants

GUIDELINES

Maximum 1 sign per tenant

Maximum size of sign area= 16 aggregate sq. ft per sign

Graphics on two (2) sides

DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Non-Illuminated.

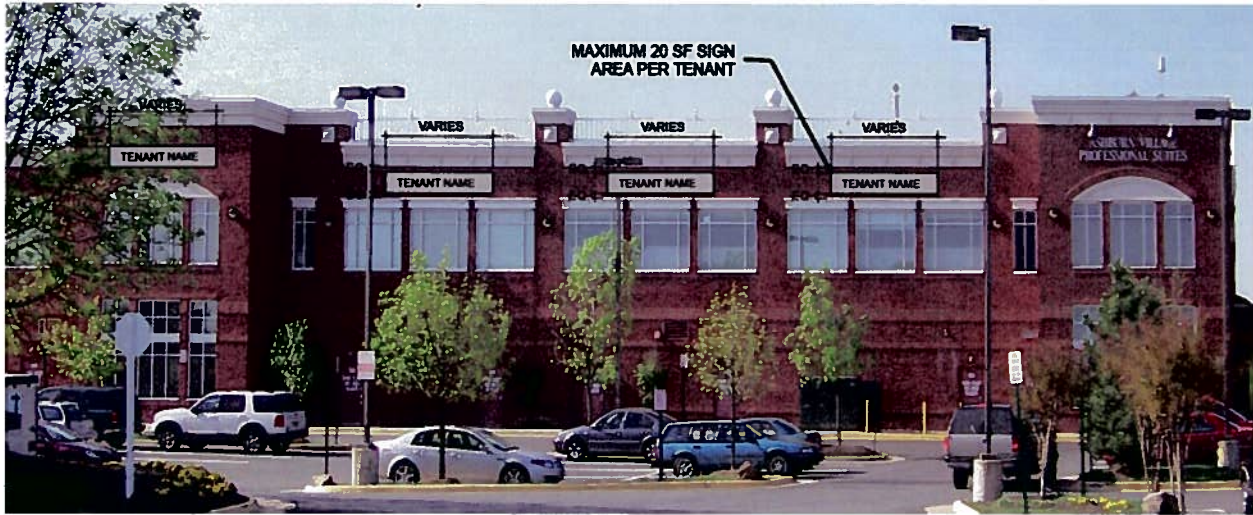
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2. Exhibit 2D – Planned Development- Tenant (continued)

Under canopy signs for in-line tenants

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2. Exhibit 2E- Planned Development- Tenant

In Line Structure with under 15000 SF floor area for 2nd floor tenants.

GUIDELINES

Maximum 20 aggregate square feet for each sign

Maximum 1 sign per tenant

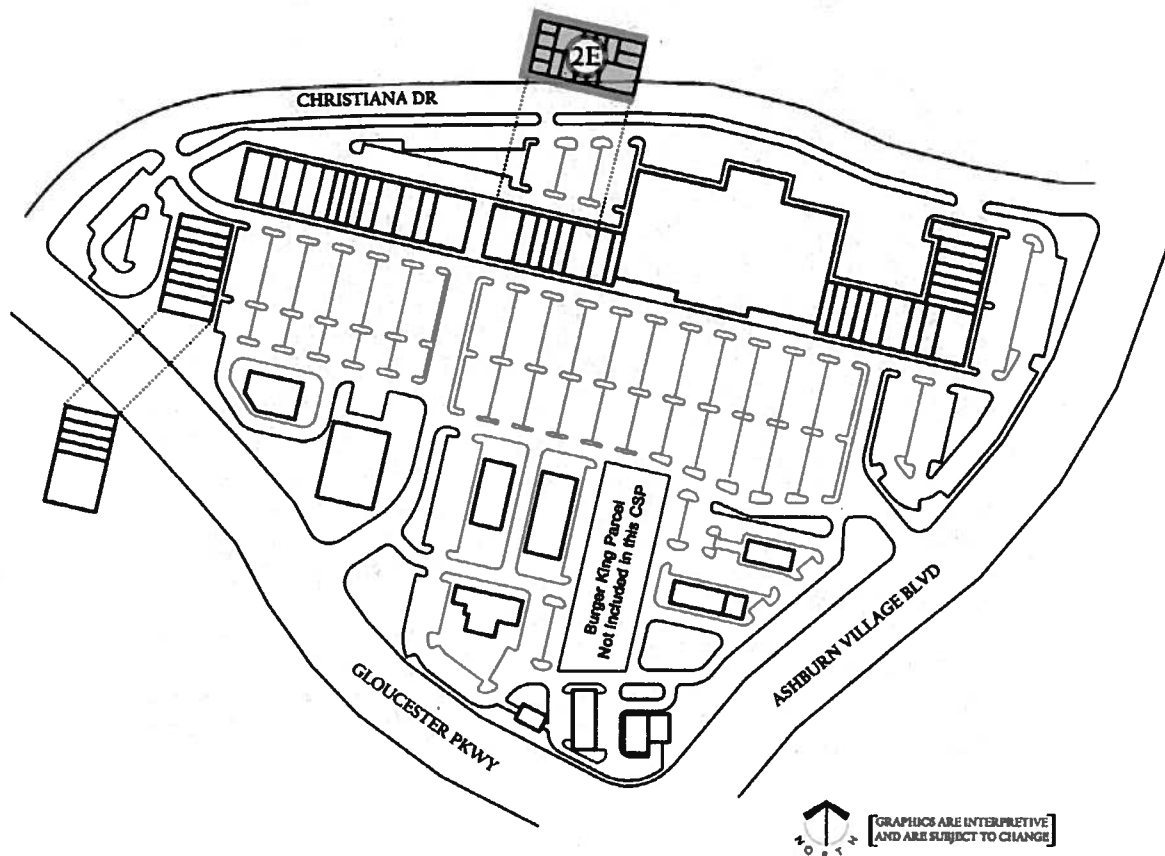
DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Sign to be externally illuminated and comply with all local, state and federal regulations

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2. Exhibit 2E- Planned Development- Tenant (continued)

In Line Structure with under 15000 SF floor area for 2nd floor tenants



2. Exhibit 2F – Tenant Building Identification Sign-

In-Line Structure with under 15000 SF floor area for 2nd floor tenants.

GUIDELINES

Maximum 45 aggregate square feet per sign

Maximum 2 signs per buildings with second story tenants

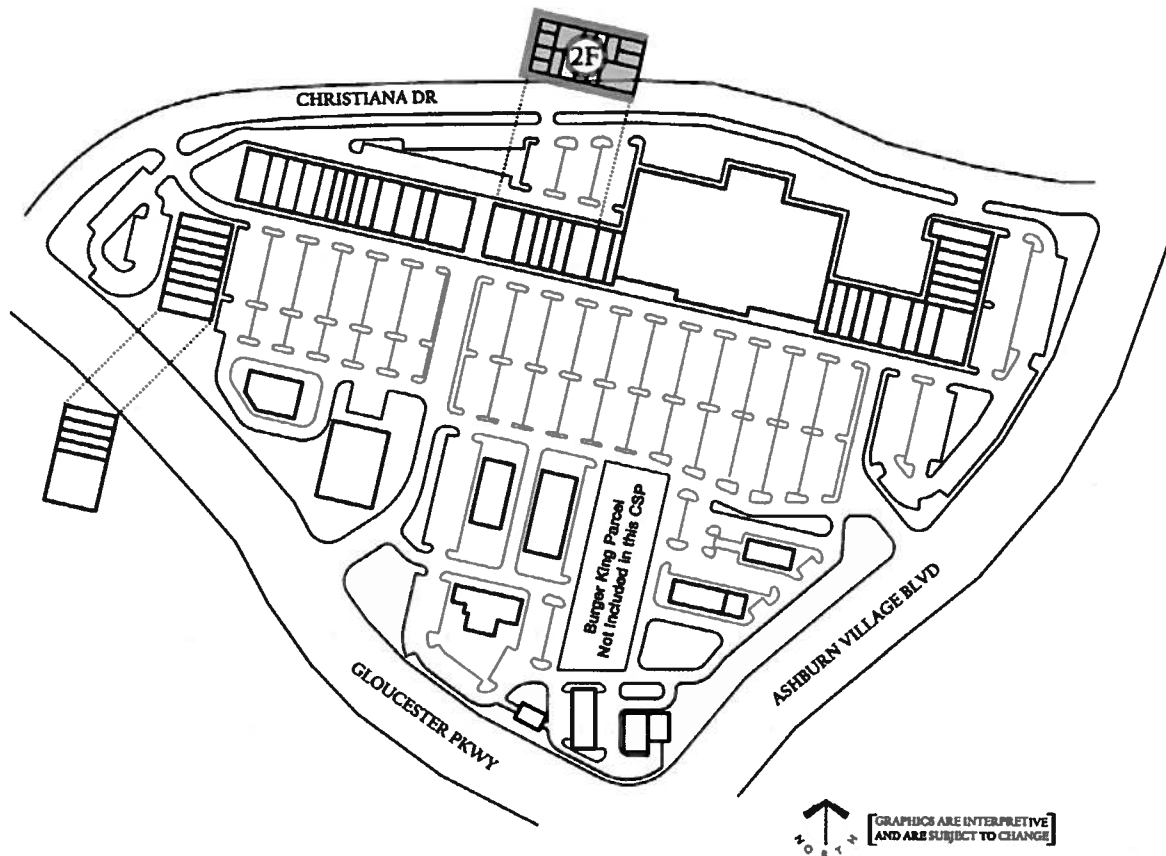
DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

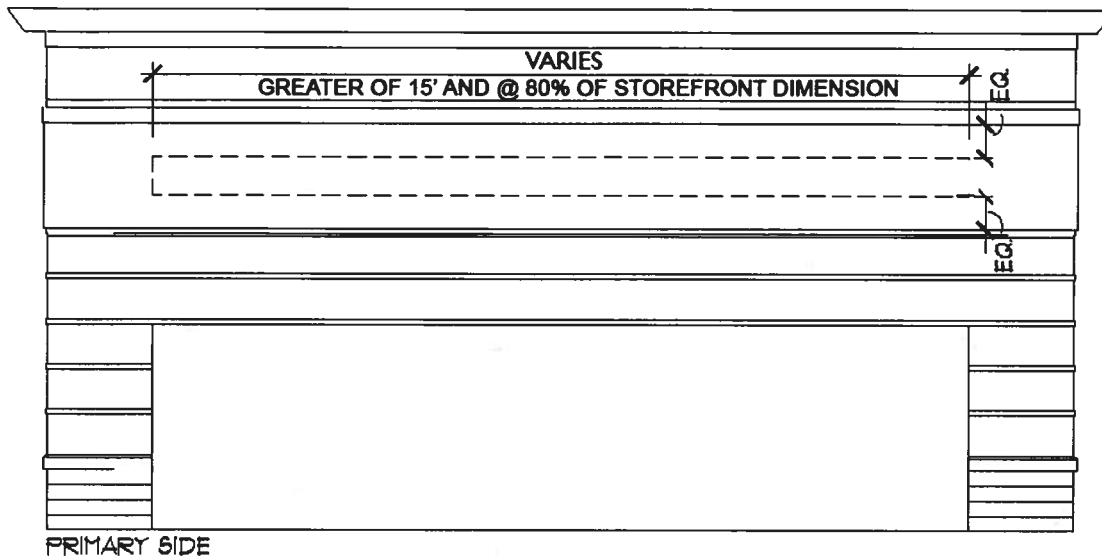
INSTALLATION:

Sign to be externally or internally illuminated and comply with all local, state and federal regulations.

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2. Exhibit 2F – Tenant Building Identification Sign (continued)



3. Exhibit 3A – Restaurant

Freestanding building with up to 4,000 SF floor area and over 4,000 SF floor area

Maximum 3 building mounted signs per tenant and 1 freestanding sign per tenant.

BUILDING MOUNTED SIGNS

GUIDELINES

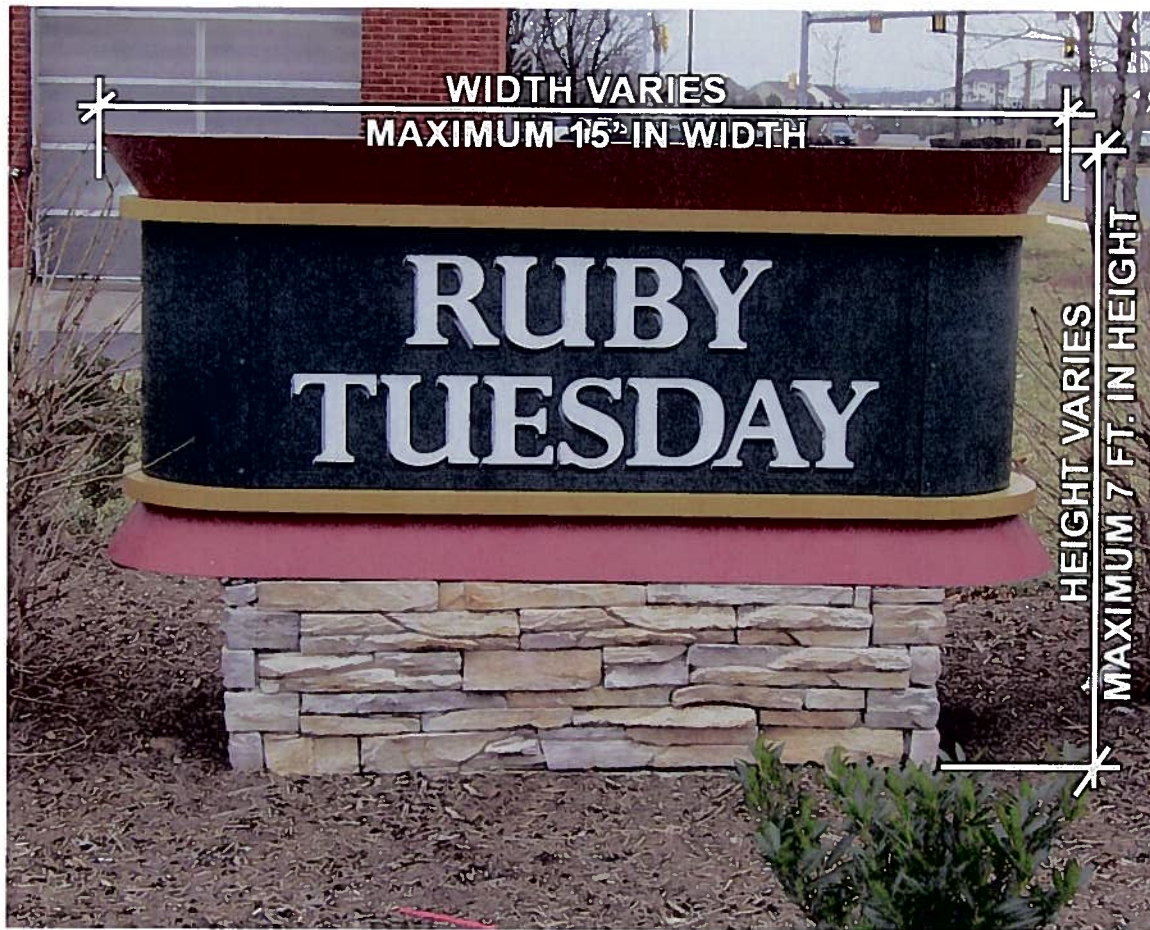
Maximum 100 square feet for largest single building mounted sign; Maximum 200 square feet of building mounted sign area per tenant

DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Sign to be internally or externally illuminated and comply with all local, state and federal regulations.



3. Exhibit 3A – Restaurant (continued)

Freestanding building with up to 4,000 SF floor area and over 4,000 SF floor area

Maximum 3 building mounted signs per tenant and 1 freestanding sign per tenant.

FREESTANDING SIGN

GUIDELINES:

Maximum 1 freestanding sign per restaurant

Maximum size of sign area= 200 aggregate sq. ft

Overall Dimensions: 15' maximum width,

7' maximum height.

Graphics on two (2) sides

DESCRIPTION: Internally or externally illuminated. Sign design shall be complementary to existing architectural character of the retail center. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.



3. Exhibit 3A – Restaurant (continued)

Freestanding building with up to 4,000 SF floor area and over 4,000 SF floor area

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3. Exhibit 3B – Restaurant- Drive-Through Menu

GUIDELINES:

Maximum of 2 signs per Restaurant with Drive-Through

Maximum size of sign area= 150 aggregate sq. ft.

Overall Dimensions: 15' maximum width,

10' maximum height.

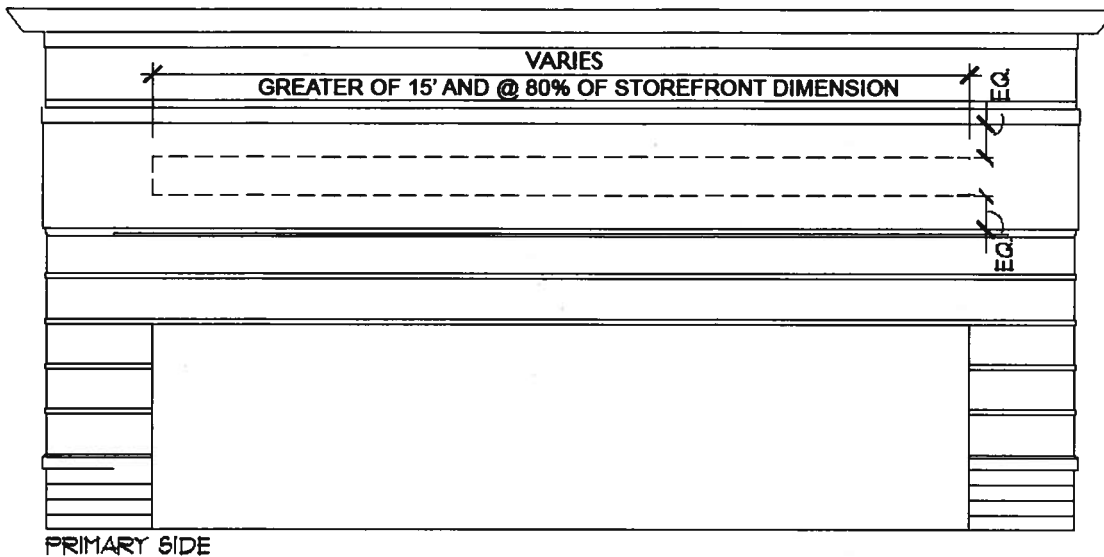
Freestanding or Building Mounted

Graphics on one (1) side

DESCRIPTION: Internally or externally illuminated. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.



3. Exhibit 3B – Restaurant Drive-Through Menu (continued)



4. Exhibit 4A – Planned Development- Tenant Signs

Freestanding Building up to 4,000 SF floor area and over 4,000 SF floor area

BUILDING MOUNTED SIGN

GUIDELINES

Maximum 100 sq. ft. for largest single sign; Maximum 200 aggregate sq. ft. of sign area per tenant
Maximum 3 Building Mounted Signs per Tenant

DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

FREESTANDING SIGN

GUIDELINES:

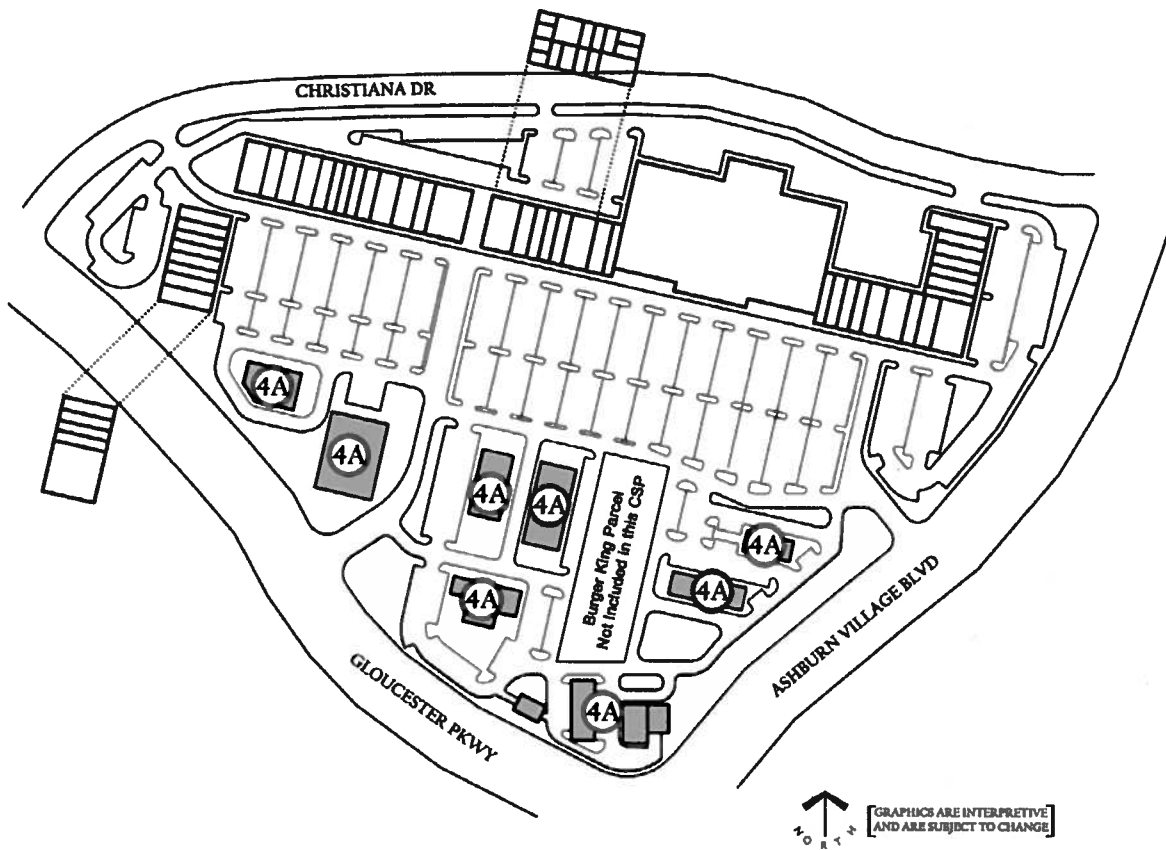
Maximum 1 freestanding sign per restaurant; Maximum size of sign area= 120 aggregate sq. ft
Overall Dimensions: 10' maximum width, 6' maximum height.
Graphics on two (2) sides

DESCRIPTION: Internally or externally illuminated. Sign design shall be complementary to existing architectural character of the retail center. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.

INSTALLATION:

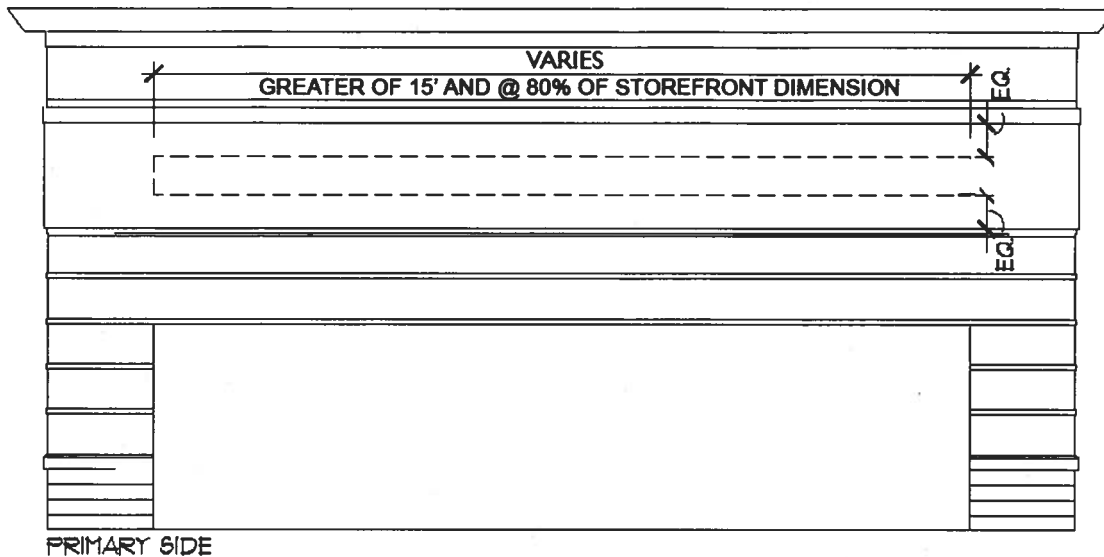
Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

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4. Exhibit 4A – Planned Development- Tenant Signs (continued)

Freestanding Building up to 4,000 SF floor area and over 4,000 SF floor area



5. Exhibit 5A – Child Care Center

Maximum 3 building mounted signs and maximum 1 freestanding sign per tenant.

BUILDING MOUNTED

GUIDELINES

Maximum 100 square feet for largest single building mounted sign; Maximum 200 square feet of building mounted sign area per tenant.

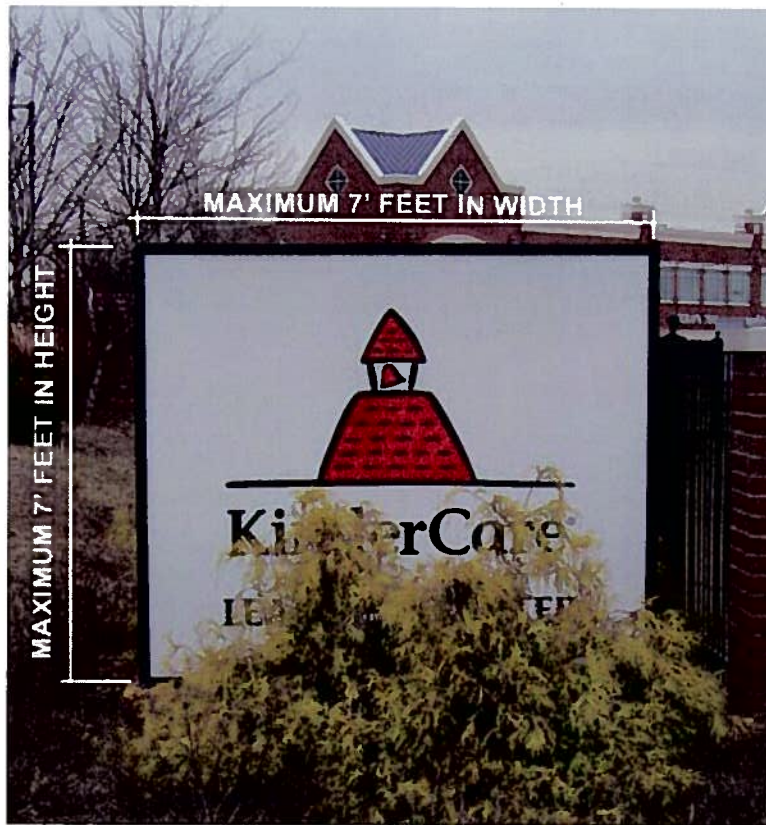
Maximum 3 building mounted signs per tenant

DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Sign to be internally or externally illuminated and comply with all local, state and federal regulations.



5. Exhibit 5A – Child Care Center (continued)

Maximum 3 building mounted signs per tenant and 1 freestanding sign per tenant.

FREESTANDING SIGN

GUIDELINES:

Maximum 1 freestanding sign per child care center

Maximum size of freestanding sign area= 100 aggregate sq. ft

Overall Dimensions: 7' maximum width,
7' maximum height.

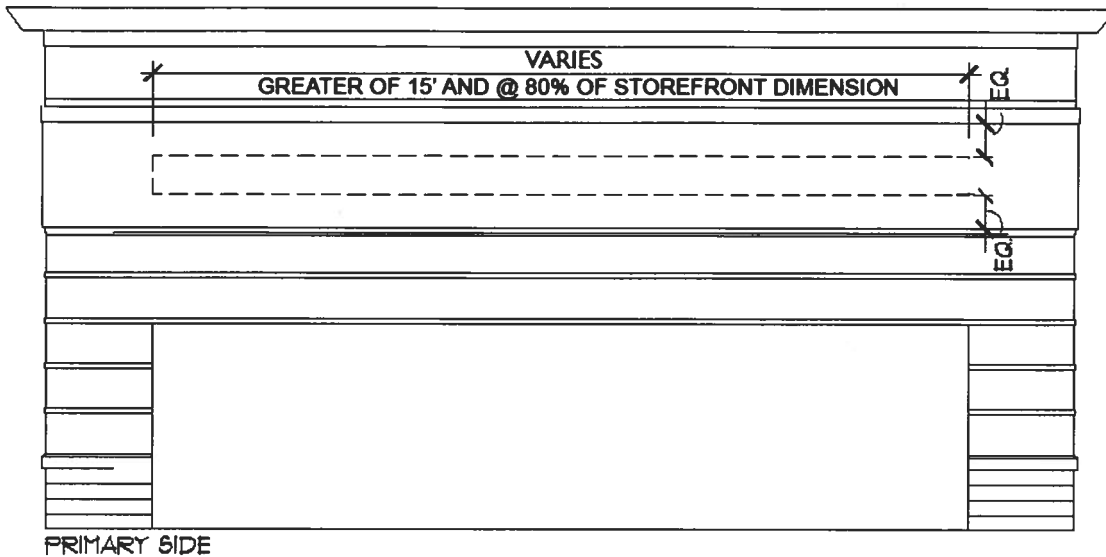
Graphics on two (2) sides

DESCRIPTION: Internally or externally illuminated. Sign design shall be complementary to existing architectural character of the retail center. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.



a. Building Mounted Signage for Freestanding Buildings

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6. Exhibit 6A – Auto Service Station

Including convenience store, car wash and repair

GUIDELINES

Maximum 100 square feet for largest single sign; Maximum 200 square feet of sign area per tenant

Maximum 3 building mounted signs per tenant.

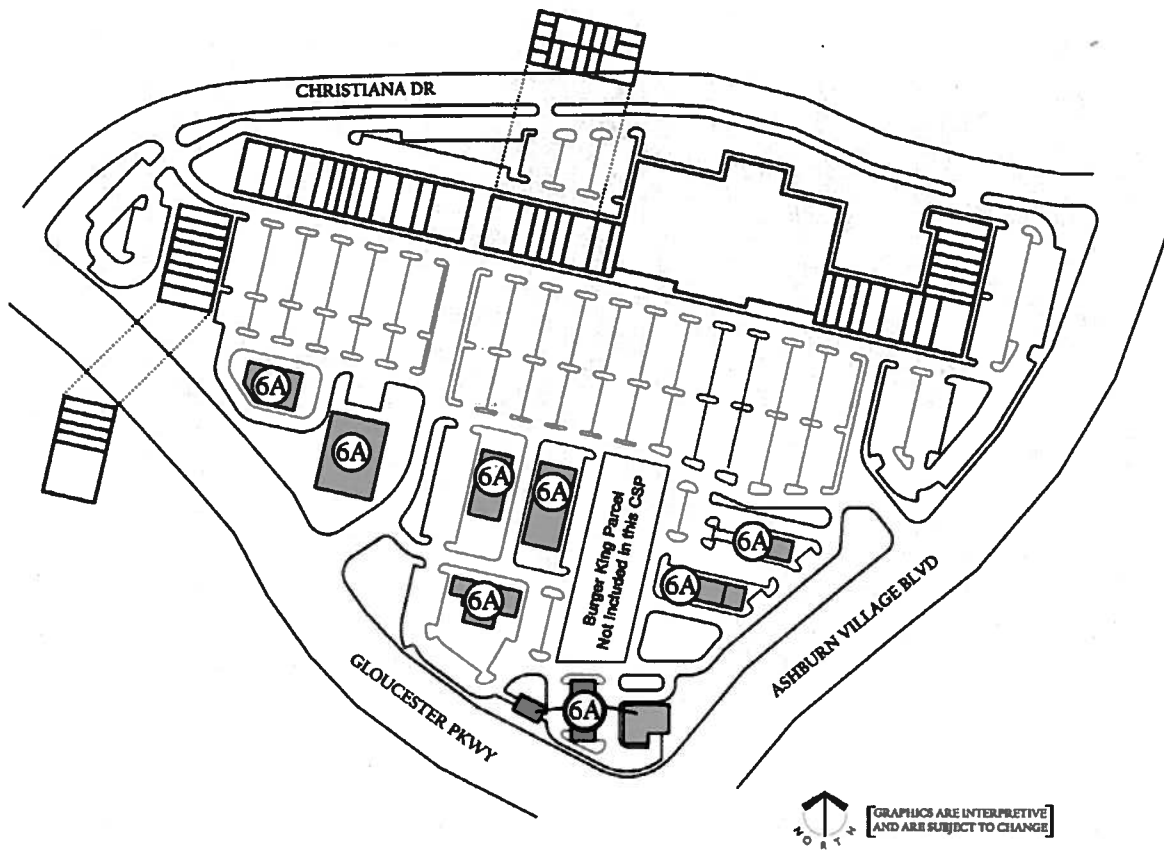
DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Sign to be internally or externally illuminated and comply with all local, state and federal regulations.

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6. **Exhibit 6A – Auto Service Station (continued)**
Including convenience store, car wash and repair

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SHOPPING CENTER



6. Exhibit 6B – Business Signs- Gas Price Posting Sign

GUIDELINES:

Maximum of 1 sign

Maximum size of sign area= 200 aggregate sq. ft.

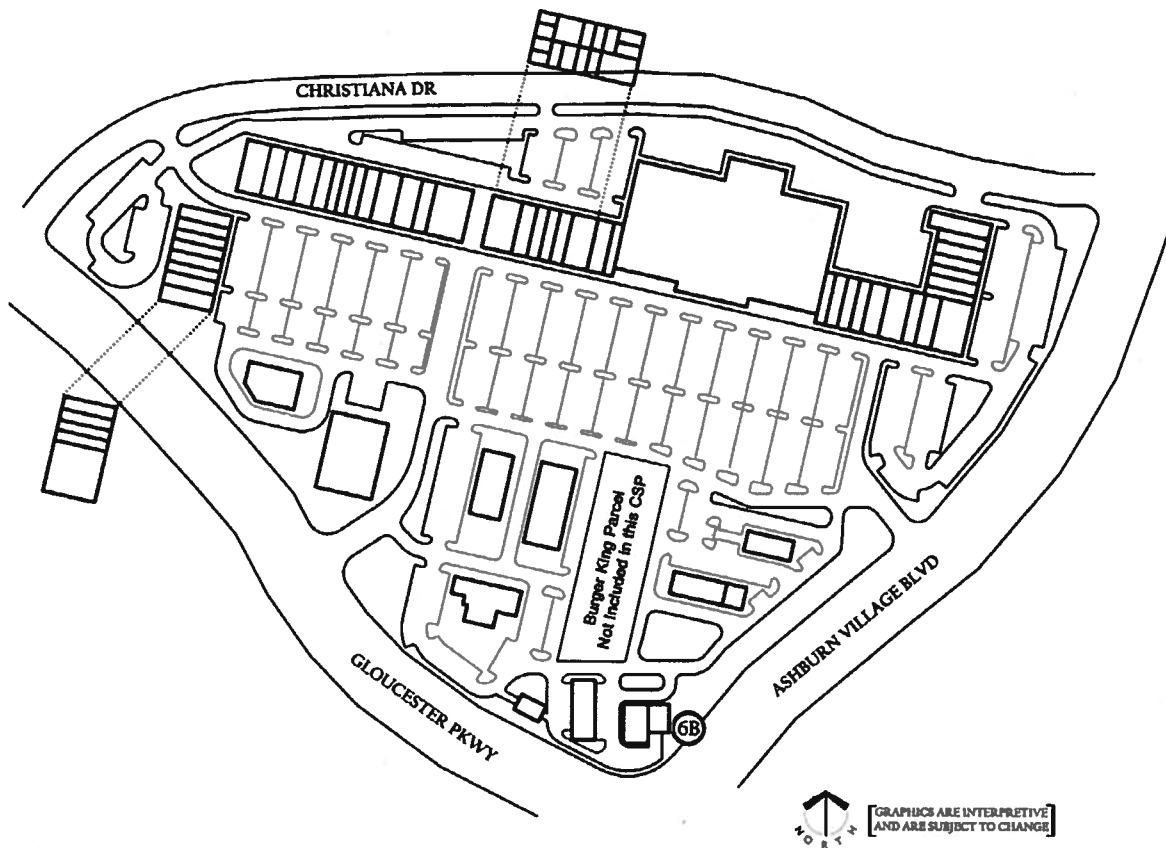
Overall Dimensions: 15' maximum width,

6'6" maximum height.

Graphics on two (2) sides

DESCRIPTION: Internally illuminated. Sign design shall be complementary to existing architectural character of the retail center. Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.

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6. Exhibit 6B- Business Signs- Gas Price Posting Sign (continued)

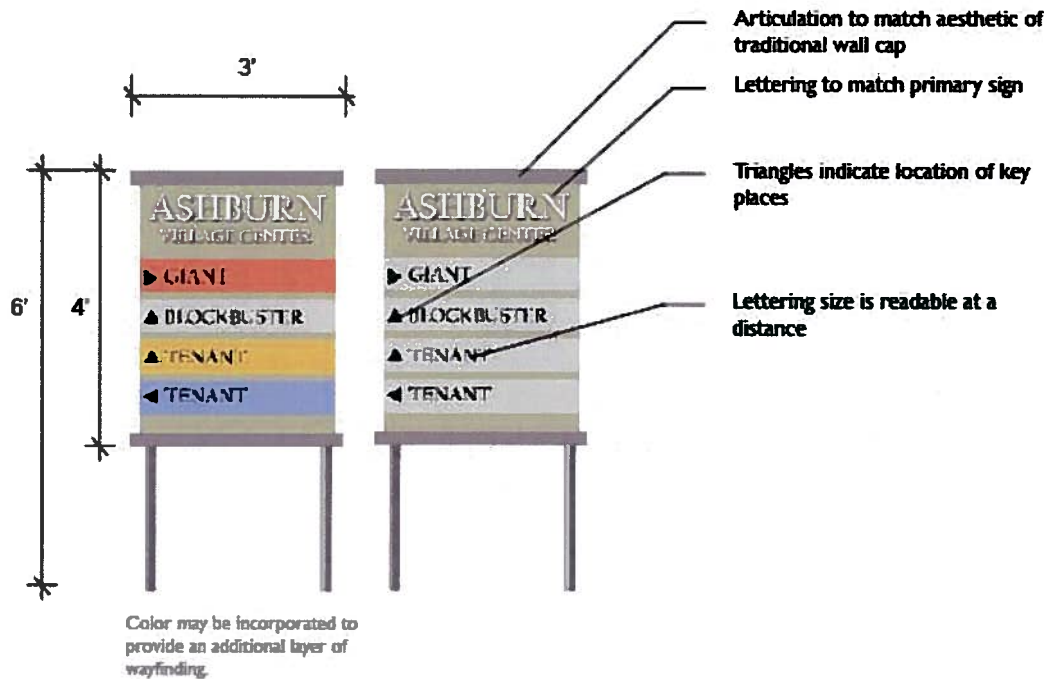
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Ashburn Village

Shopping Center

B. Directional Signs for PD-H

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SHOPPING CENTER



7. Exhibit 7A- PD-H- Community Directional Signs- On Site

GUIDELINES:

- 24 aggregate square feet per sign
- Ground-Mounted lighting pointed directly at the sign
- Maximum 8 signs
- Graphics on two (2) sides
- Advertise goods or services located within the Village Center
- Maximum 6' in Height

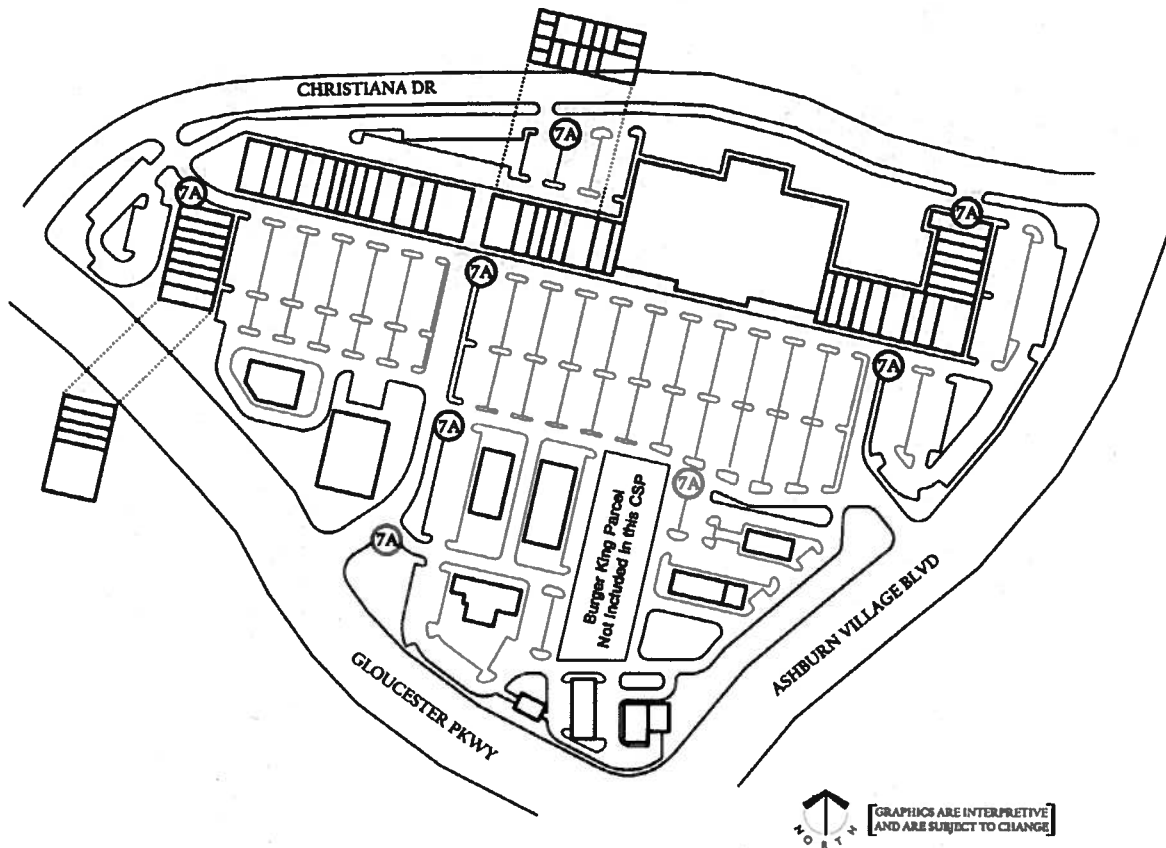
DESCRIPTION:

Sign design shall be complementary to existing architecture character of the retail center. Materials may include: metal, wood, plastic, vinyl, EIFS or other synthetic materials.

INSTALLATION:

Sign to be externally illuminated and comply with all local, state and federal regulations.

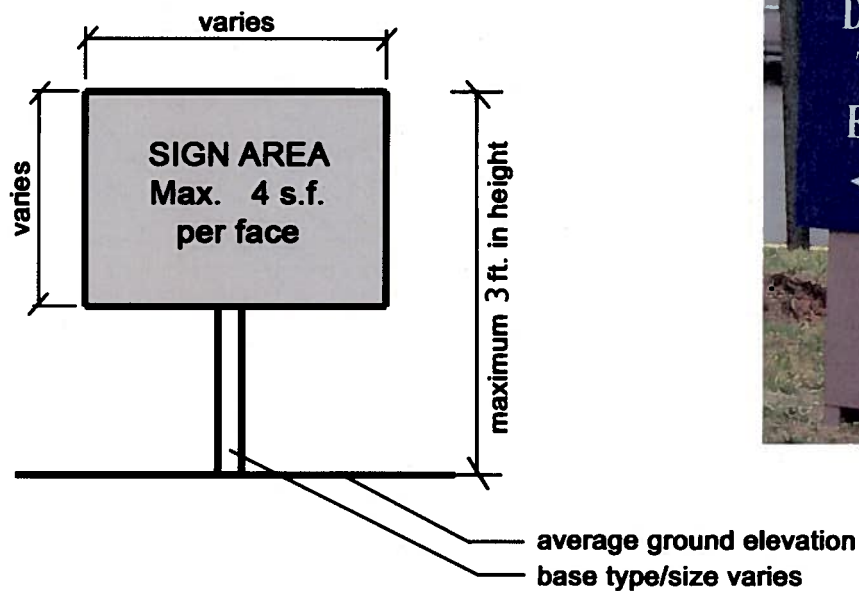
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7. Exhibit 7A– PD-H- Community Directional Signs (Continued)



drive thru sign examples



7. Exhibit 7B – Community Directional Signs

GUIDELINES

Maximum 8 aggregate square feet per sign.

Maximum 64 total aggregate square feet of business signs per tenant

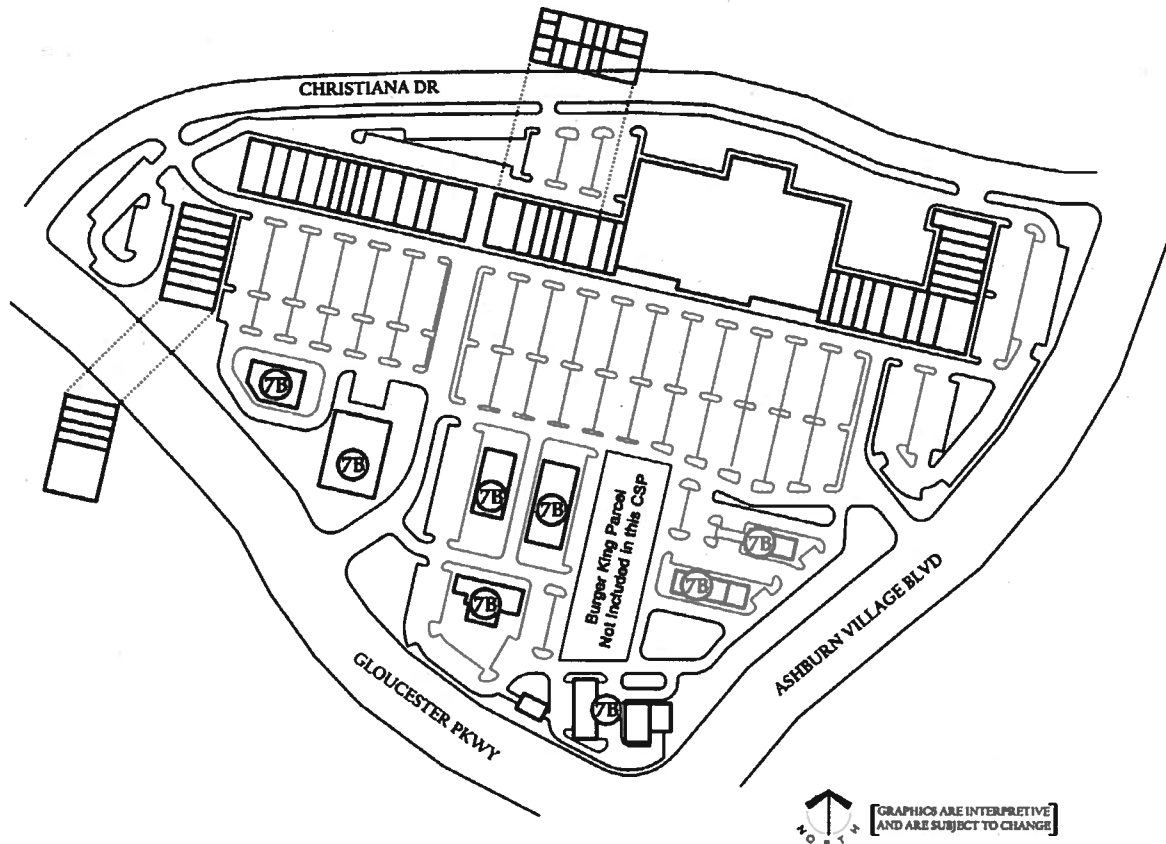
DESCRIPTION:

Materials may include brick, stone, concrete, wood, glass, metal, plastic, vinyl, EIFS or other synthetic material.

INSTALLATION:

**ZMOD 2008-0010
ASHBURN VILLAGE
SHOPPING CENTER**

Sign to be internally or externally illuminated and comply with all local, state and federal regulations.



7. Exhibit 7B – Community Directional Signs (continued)

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C. Real Estate Signs



8. Exhibit 8A –Real Estate- Commercial For Sale/For Lease Sign- Retail or Office

GUIDELINES:

1 sign per building face fronting on a public roadway or internal vehicular drive per office/retail building.

Maximum size of sign area= 75 sq. ft.

Maximum Height from Ground 8'-6"

Graphics on two (2) sides

DESCRIPTION:

Materials: wood, metal, sign foam, plastic
Logos, text and architectural details may be monotone or full color

INSTALLATION:

Pressure treated interior wood posts secured in concrete.

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D. Temporary Signs

9. Exhibit 9A – Temporary Signs- On-Site

GUIDELINES:

Freestanding, Balloons, Banners, Pennants, Inflated Devices

Maximum of 1 sign per tenant

Maximum size of sign area= 32 sq. ft.

Permit limited to one (1) month from date of issuance, for no more than 3 consecutive months.

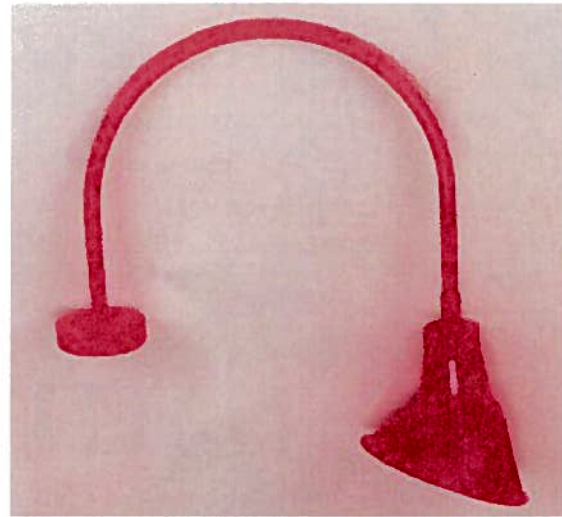
DESCRIPTION:

Logos, text and architectural details may be monotone or full color and are to be printed on banner material. Canvas or vinyl on metal with printed graphics

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E. Sign Lighting



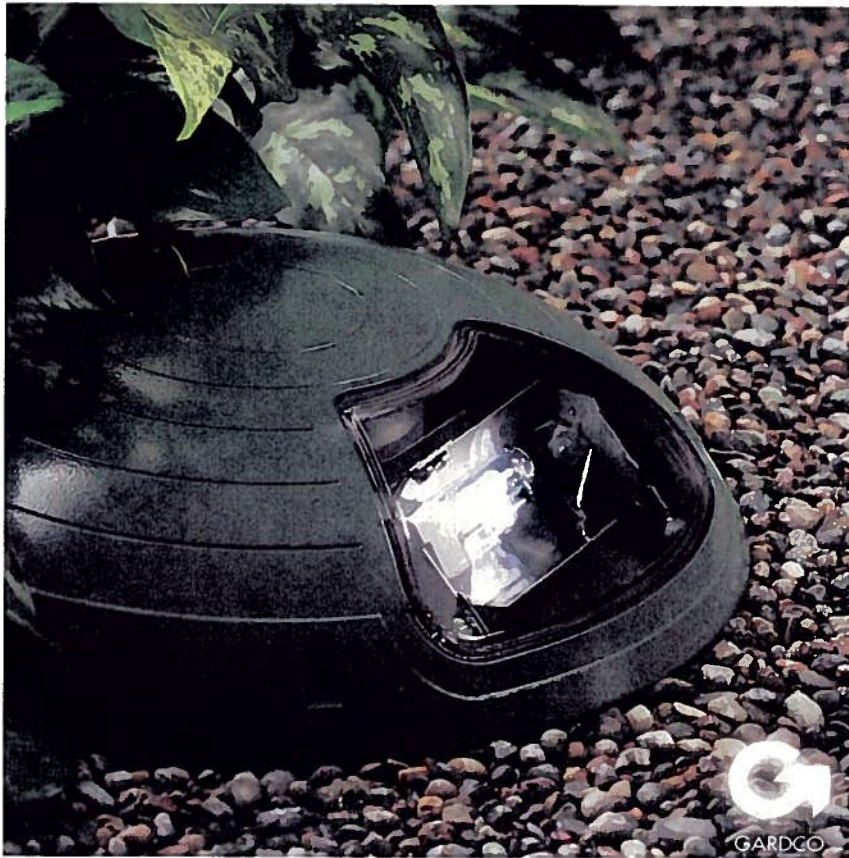
Sign Lighting-

BUILDING MOUNTED LIGHTING –

Up to 100 watt incandescent lamp or compact fluorescent or LED lamp providing up to the same light output as a 100 watt incandescent lamp.

Dimensions: Varies
Finish and Color: Varies

Lighting will comply with all local, state, and federal codes.



**MANTARAY M15 SERIES
OR APPROVED EQUAL**

Sign Lighting (continued)

GROUND MOUNTED LIGHTING (For use with externally illuminated ground-mounted signs)

GUIDELINES:

Compact metal halide lamp

Ground Mounted

100 watt maximum, 120 Volt

Dimensions: 16" diameter, 4" height above grade

DESCRIPTION:

Die cast aluminum or brass housing

Color to be bronze, black or green

Quantity and locations to be determined based on the size and location of each individual sign

No neon lighting will be permitted

